

SPECIFIC PLAN NO.83-1

**CROWN
PROPERTIES
SPECIFIC PLAN**

**Submitted to:
THE CITY OF CORONA**

**Prepared for:
CROWN PROPERTIES**

**Prepared by:
THE REYNOLDS GROUP/Planning
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Amended by Ordinance 2847 on August 16, 2006

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4	Zero-Sideyard Standards
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Revised
1/17/85

SECTION 1 - INTRODUCTION

Section 1.0 - Project Description and Location

The Crown Properties Specific Plan proposes the coordinated development of 108 acres of land in a planned community concept for three residential development areas which allow up to 342 residential dwelling units of various types. Several benefits are acknowledged through the use of this concept over the traditional residential subdivision approach. Many are directed towards improving the overall appearance of the development through the use of common amenities, open space and landscaping.

The Crown Properties Specific Plan area is generally situated within the southern City limits, adjacent to the Cleveland National Forest lands and at the southern termination of Border Avenue (see Exhibit 1). Several recently developed residential subdivisions are located adjacent to the proposed project and are referred to as Tracts 9850 and 5711.

Section 1.1 - Authority and Scope

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

1.1.1 - The location of housing, open space, and recreation facilities; and with regulations establishing height and setback limits for such buildings/facilities.

1.1.2 - The location and extent of existing and proposed road rights-of-way and standards for dwelling unit densities including lot sizes, and construction types.

1.1.3 - Standards for the conservation of natural resources, including procedures for flood control, regulation of land use in stream channels, control of soils erosion, fire protection for hazardous brush areas 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 Zoning requirements can be accomplished.

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 a cohesive pattern of growth extending outward from the developed sections of the City.

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

2.0.7 - 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:

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 encourage provisions of a variety of housing types, prices, ownership possibilities, and locations.

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

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

2.0.12 - 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.

Furthermore, the site development proposed with this Specific Plan is consistent with the Slope Management Policies of the Land Management Area provisions of the General Plan.

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 Crown Properties Specific Plan, and are directly related to one or more of the goals listed above.

2.1.1 -The Crown Properties Specific Plan includes three basic forms of residential uses. Each use is designed with its own special feature, thus creating residential uses unique to themselves with the objective of creating life style variation for three separate neighborhoods.

Two areas (the single family residential district and the high density residential district) are served by an unloaded, curvilinear, interior loop circulation system with landscaped parkways. Each entry point (Border Avenue, Adobe Avenue and Avenida del Vista) serving the Crown Properties neighborhoods will be accented by an attractive landscape entry treatment (see Exhibit 8 and 8A). The entry designs will serve to identify the neighborhood for residents and their guests and will dissuade unintentional through traffic.

2.1.2 - The maximum residential density varies from less than one dwelling unit per gross acre to 25 dwelling units per gross acre providing opportunities for varying residential life styles, including rental and ownership housing.

2.1.3 - This Specific Plan provides for the submission of planning and engineering data for the high density residential uses through the preparation of precise plans by the individual owners for specific properties. The precise plan procedures are set forth in Section 5 and provide for submittal, review, hearing and appeal processes. The precise plan requirements shall only apply to the high density residential development. The precise plan process will establish a mechanism to insure acceptable development and maintenance of common areas in these residential areas.

2.1.4 - The circulation plan has been developed to provide each unit with efficient ingress and egress without encouraging through traffic.

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 with the exception or addition of the terms identified below.

3.0.1 - Solo Apartment or Solo Condominium “Solo apartment or solo condominium” means an attached residential unit designed for a single individual for rent or for sale containing no less than four hundred fifty (450) square feet and no more than eight hundred (800) square feet.

Section 3.1 - General Requirements

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

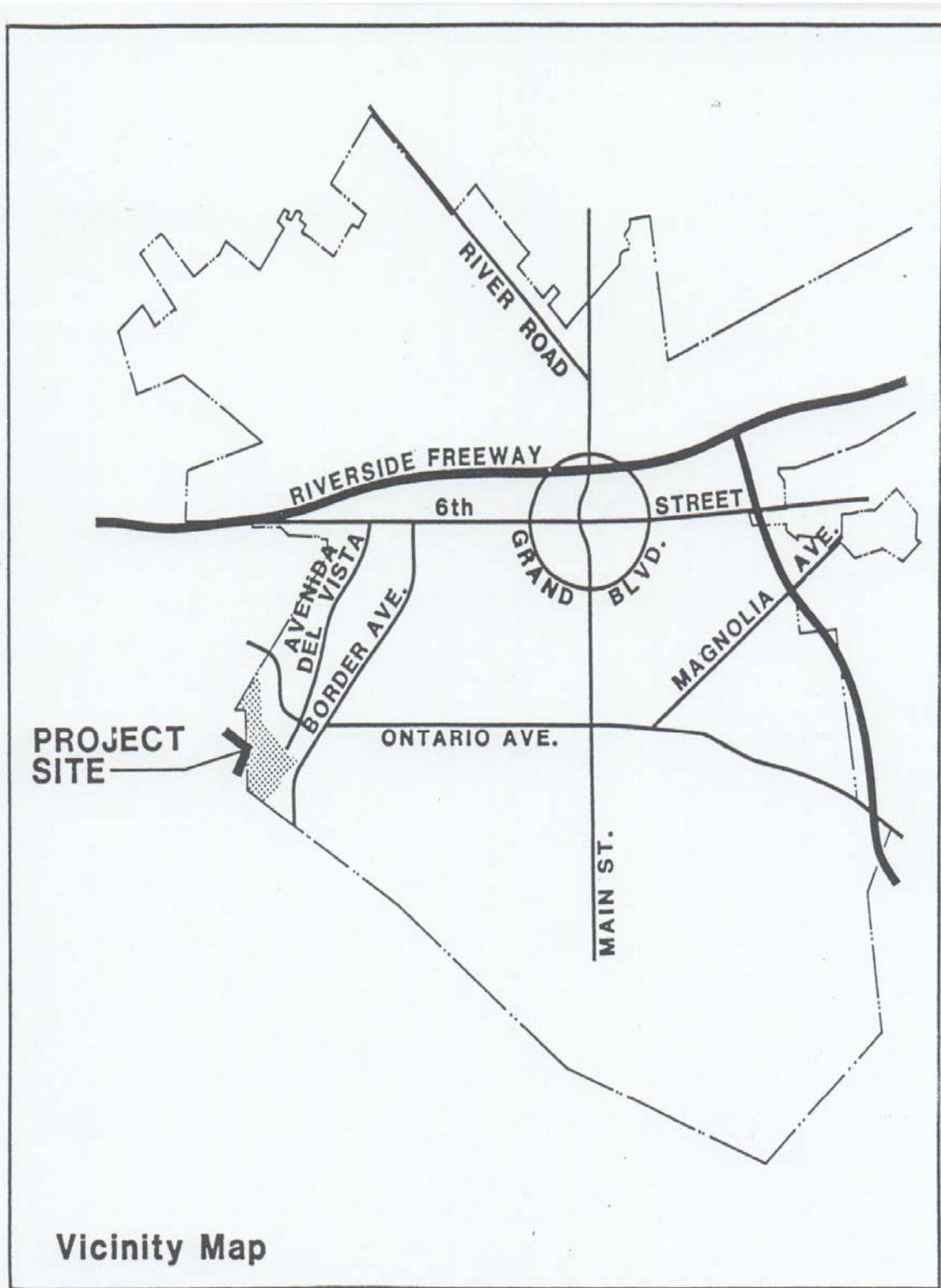
3.1.1 - Vehicular Access Each building or lot shall have individual permanent vehicular access to a street on which the building or lot abuts.

3.1.2 – Maintenance: The following four 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) **Landscape Maintenance District:** A Landscape Maintenance District established in accordance with state law will provide maintenance for the landscaped entries, the private interior streets, the interior loop road parkway, other common slopes and landscaped areas.
- c) **Homeowners’ Association:** In the High Density Residential Area common parking accommodations, recreation facilities and common ornamental landscaping will be maintained by a homeowners’ association.
- d) **Private Homeowner:** In the Single Family Residential Area and the Custom Estates Residential Area individual lots will be irrigated and maintained by private homeowners.

3.1.3 - Model Complex 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 according to the procedures described in Chapter 17.98 of the City of Corona Zoning Ordinance.

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



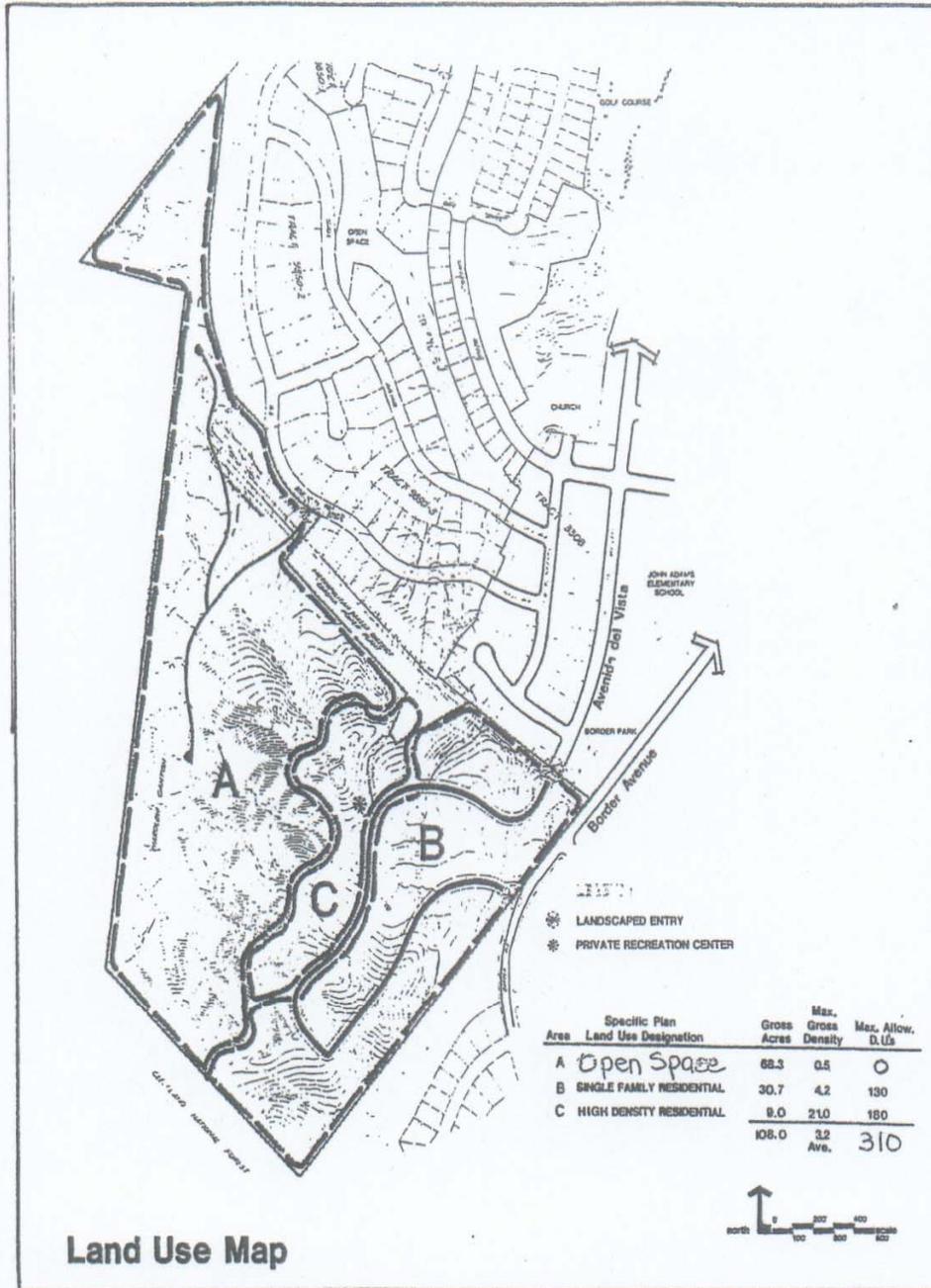
Vicinity Map

Crown Properties

**CITY of CORONA
SPECIFIC PLAN NO. 83-1**

**The Reynolds
Environmental
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Consultants in the planning, design, and use of land
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 425 West "F" Street, S-4 San Diego, California 92101 (714) 232-3005

Exhibit: 1



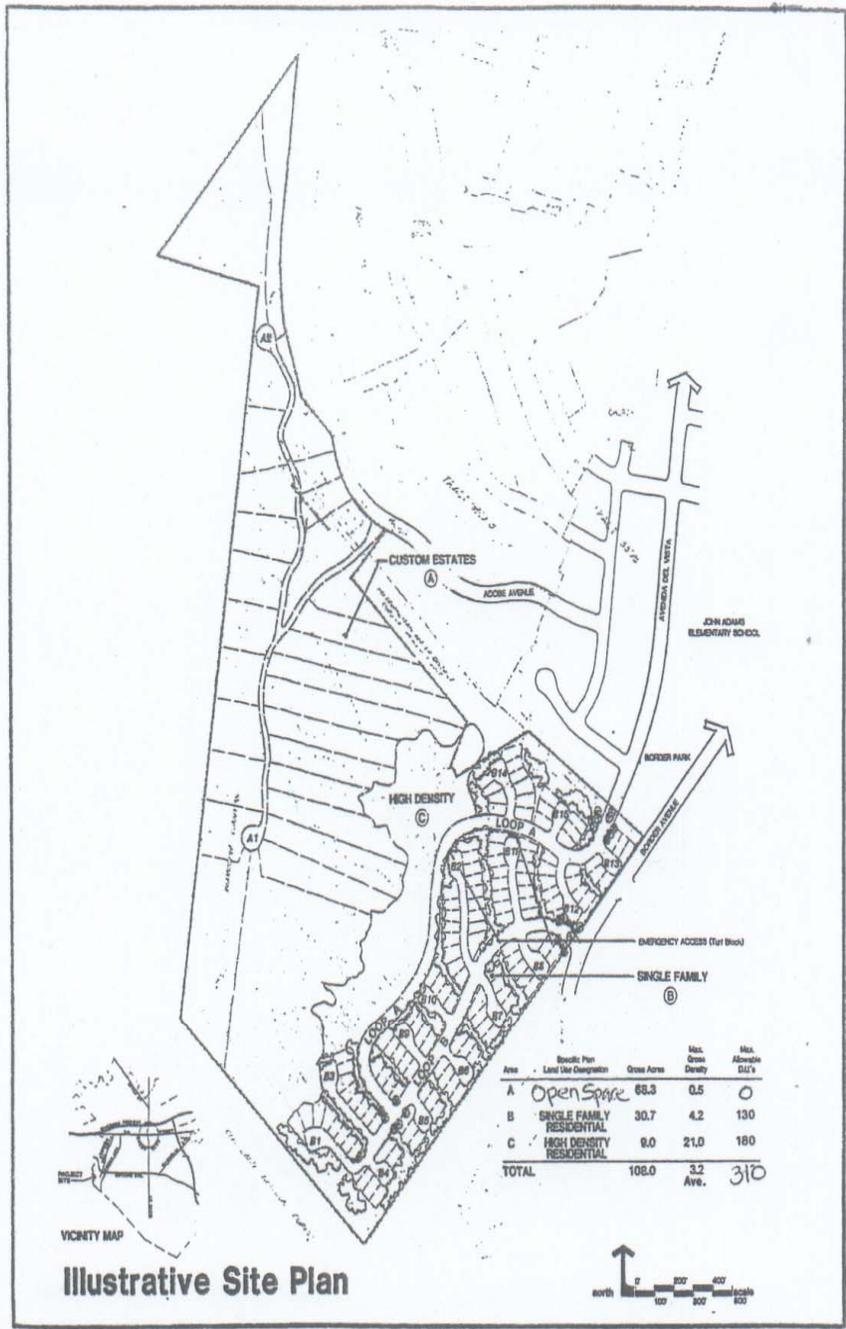
Land Use Map

Crown Properties

The Reynolds Environmental Group
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CITY of CORONA
SPECIFIC PLAN NO. 83-1

Exhibit: 2

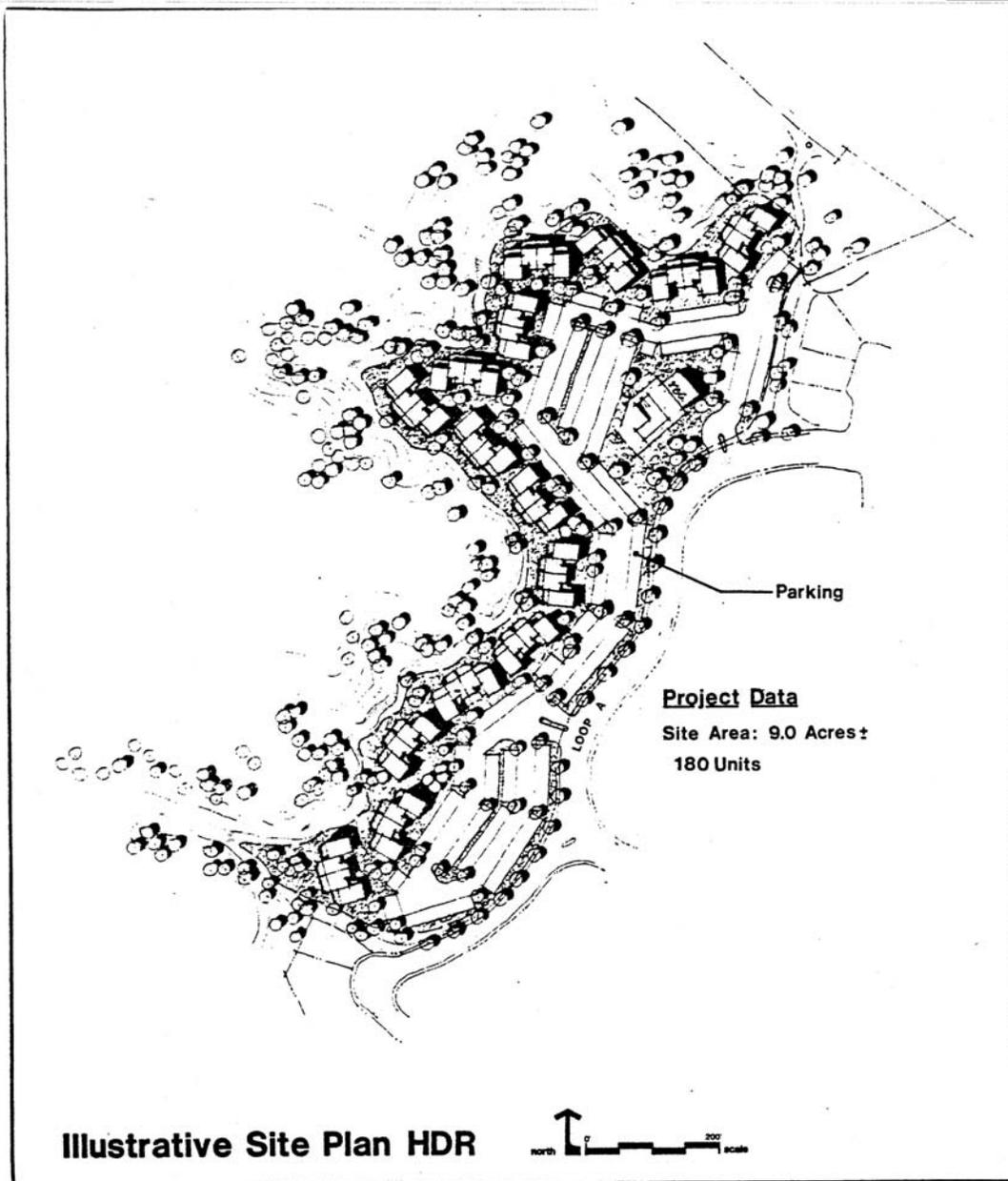


Crown Properties

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SPECIFIC PLAN NO. 83-1**

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Exhibit: 2a



Crown Properties

**CITY of CORONA
 SPECIFIC PLAN NO. 83-1**

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Exhibit: 2b

SECTION 4 - LAND USE

Section 4.0 - Land Use Plan

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

Residential:

0 to 1 dwelling unit per gross acre - Custom Estate Residential

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

6 to 25 dwelling units per gross acre - High Density Residential

4.0.1 - Land Use Statistics: A tabulation of the land use statistics is provided for each Development Area illustrating the land use designations, gross area in acres, maximum residential densities, and total maximum allowable dwelling units in each area (Table 1).

**Table 1
Land Use Statistics**

Development Area	Specific Plan Land Use Designation	Gross Acres	Maximum Gross Density	Maximum Allow. Dwelling Units
A	Open Space	68.3	0	0
B	Single Family Residential	30.7	4.2	130
C	High Density Residential	9.0	21.0	180
		180.0	3.2 average	310

4.0.2 - Residential Density Transfer Provisions A transfer of residential dwelling units may be made among Development Areas under the following conditions:

- a) The maximum transfer shall not increase or decrease the allowable units in a Development Area (see Table 1) by more than five percent (5%) of said allowable dwelling units.
- b) Property development standards for the residential zone districts set forth above shall be utilized as provided in Section 4 of this Specific Plan.
- c) A proposed density transfer shall be made in writing to the Planning Director for review and approval.
- d) More precise determination of actual number of units will be made during the tentative tract map, precise plan and final map processing stages.

Section 4.1 - Designation of Residential Districts

The following classes of residential use Districts are established to correspond to the principal land use designations (Section 4.0.1):

CER Custom Estate Residential
SFR Single Family Residential
HDR High Density Residential

Section 4.2 - Custom Estate Residential District (CER)

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
- 4.2.7 Lot Dimension
- 4.2.8 Building Height
- 4.2.9 Yards
- 4.2.10 Accessory Buildings
- 4.2.11 Coverage
- 4.2.12 Walls, Fences and Landscaping
- 4.2.13 Access
- 4.2.14 Off-Street Parking
- 4.2.15 Fire Protection

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

4.2.2 - Permitted Uses: The following uses shall be permitted in the CER custom estate residential district, subject to property development standards in Sections 4.2.5 through 4.2.15:

One family dwelling of a permanent character placed in a permanent location.
Animals to maximum numbers as follows:

- Three (3) weaned cats.
- Three (3) weaned dogs.
- House trailer may be used as a construction project office while a valid building permit is in force.
- Home occupations.

Uses customarily incident to the permitted uses and accessory buildings when located on the same lot. It is unlawful to construct, erect, or locate any accessory building without a permitted main building. Garages may be detached from the main building. Servants' quarters and guesthouses may be erected in detached structures.

Renting of rooms to not more than four roomers in addition to members of the family occupying a one-family residence.

Secondary units in accordance with the procedure established in Chapter 17.85 of the Corona Municipal Code.

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. For procedure, see 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);
- Private Recreational Facilities; and
- Private Commercial Recreational Facilities.

4.2.4 - Prohibited Uses: Uses prohibited in the CER district area as follows:
Commercial Uses; and
Manufacturing Uses.

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

4.2.6 - Lot Area Each lot shall have a minimum lot area of one acre (43,560 square feet).

4.2.7 - Lot Dimensions All lots hereafter created shall comply with the following minimum standards.

a) Width requirements are as follows:

- 1) Interior lots shall have a minimum width of one hundred feet.
- 2) Corner lots shall have a minimum width of one hundred ten feet.
- 3) Reversed corner lots shall have a minimum width of one hundred ten feet (110').

4.2.8 - 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 (30) feet from finished grade.

4.2.9 - Yards

a) Front Setback: A front yard shall have a depth of not less than twenty-five feet (25') except for special terrain circumstances in area depicted on Exhibit 3 where a front yard may have a depth of not less than ten feet (10') from the back of curb except that the garage setback shall be not less than twenty—five feet (25').

b) Side Yard Requirements:

- 1) Interior lots shall have one side yard with a width of not less than fifteen feet and the other side yard shall have a width of not less than ten feet.
- 2) Corner lots siding on a local street shall have a side yard on the street side of not less than fifteen feet.
- 3) Reversed corner lots shall have a side yard on the street side of a width not less than the required front yard on the key lot to the rear.

c) Rear yard depth requirements shall not be less than ten feet (10').

4.2.10 - Accessory Buildings The provisions of Chapter 17.66 of the Corona Municipal Code shall apply.

4.2.11 - Coverage Lot area coverage by buildings or structures shall not exceed twenty-five (25) percent of the total lot area.

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

4.2.13 – Access: The provisions of Chapter 17.68 of the Corona Municipal Code shall apply.

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

4.2.15 - Fire Protection: The provisions of the Uniform Fire Code and Corona Municipal Code Section 15.12.080 shall apply. In addition, the following will be required:

- a) Roof material will be Class A and Class B, and eaves will be constructed to earn a one (1) hour fire rating.
- b) In areas where, in the opinion of the City Fire Chief, there will be a fire hazard, unobstructed fire protection equipment access easements shall be required at the time of precise plan and/or tentative map approval. Furthermore, the City Fire Chief will require brush to be cleared for a distance of one hundred feet (100') from any structure determined to be subject to fire hazard.

Section 4.3 - Single-Family Residential District (SFR)

Sections:

- 4.3.1 Purpose
- 4.3.2 Permitted Uses
- 4.3.3 Conditional Uses
- 4.3.4 Prohibited Uses
- 4.3.5 Property Development Standards - Generally
- 4.3.6 Lot Area, Lot Width and Lot Depth Requirements
- 4.3.7 Building Height
- 4.3.8 Yards
- 4.3.9 Accessory Buildings
- 4.3.10 Coverage
- 4.3.11 Walls, Fences and Landscaping
- 4.3.12 Access
- 4.3.13 Off-Street Parking
- 4.3.14 Fire Protection

4.3.1 - Purpose The SFR district is intended as a district of single-family homes with not more than one dwelling and customary accessory building 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.

4.3.2 - Permitted Uses: The following uses shall be permitted in the SFR district subject to property development standards in Sections 4.3.5 through 4.3.14:

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 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 units in accordance with the procedure established in Chapter 17.85 of the Corona Municipal Code. 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.

4.3.3 - 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);
Private Recreational Facilities; and
Private Commercial Recreation Facilities.

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

Commercial Uses; and
Manufacturing Uses.

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

4.3.6 - 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 feet (50') (measured in accordance - with Section 17.04.390) and a minimum depth of eighty feet (80'). No more than 82 lots shall be less than 6,000 square feet in lot area.

4.3.7 - 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.

4.3.8 - Yards

a) Front Setback:

- 1) A front yard having the depth of not less than fifteen feet.(15') provided that a setback of not less than twenty feet (20') to any private garage shall be established.

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 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 with no access to an alley shall have one sideyard with a width of not less than ten feet (10') and the other sideyard shall have a width of not less than five feet (5'), except that an outside open patio structure unenclosed on three sides may extend to within three feet (3') of any side property line.

2) Corner lots siding on a local or private street shall have a sideyard on the street side of not less than ten feet (10').

3) Notwithstanding the above, at the time of subdivision approval, a five foot (5') 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 sideyard of ten feet (10') (Exhibit 4).

4) For special conditions, the provisions of Section 17.64.040 shall apply.

c) Rearyard Setback:

1) Each lot shall have a rearyard of not less than fifteen feet (15'), except that an outside open patio structure open on three sides may extend to within three feet (3') of any rear property line.

2) For special conditions, the provisions of Section 17.64.040 shall apply.

4.3.9 - Accessory Buildings: The provisions of Chapter 17.66 shall apply.

4.3.10 - Coverage Lot area coverage by buildings or structures shall not exceed fifty-five (55) percent of the total lot area.

4.3.11 - 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 (6') in height may be permitted where a lot is adjacent to collector streets subject to design approval by the Planning Director.

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

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

4.3.14 - Fire Protection: The provisions of the Uniform Fire Code and Corona Municipal Code Section 15.12.80 shall apply. In addition, the following will be required:

- a) Roof material shall be Class A and Class B, and the eaves of structures located within 200 feet of hazardous brush areas will be constructed to earn a one (1) hour fire rating.

Section 4.4 - High Density Residential District (HDR)

Sections:

- 4.4.1 Purpose
- 4.4.2 Permitted Uses
- 4.4.3 Conditional Uses
- 4.4.4 Prohibited Uses
- 4.4.5 Property Development - Generally
- 4.4.6 Building Height
- 4.4.7 Yards
- 4.4.8 Distance Between Buildings
- 4.4.9 Walls, Fences and Landscaping
- 4.4.11 Access
- 4.4.12 Off-Street Parking
- 4.4.13 Minimum Dwelling Unit Area
- 4.4.14 Open Space Requirements
- 4.4.15 Trash Pick-Up Area
- 4.4.16 Enclosed Storage Area
- 4.4.17 Maximum Horizontal Dimension of a Dwelling
- 4.4.18 Maximum Number of Dwelling Units per Multiple Dwelling
- 4.4.19 Fire Protection

4.4.1 - Purpose The HDR district is intended as a planned residential district of single- or multiple—family dwellings with one or more dwellings on the same lot. Except as specifically provided elsewhere in this title, any and every building or land in HDR district shall be used for or occupied and every building shall be erected, constructed, established, altered, enlarged, maintained, moved into and within said HDR district exclusively and only in accordance with the regulations set forth in this Specific Plan.

4.4.2 - Permitted Uses: The following uses shall be permitted in the HDR districts, subject to property development standards in Sections 4.4.5 through 4.4.19:

Any use permitted in the CER and SFR districts subject to property development standards in Sections 4.2.5 through 4.2.15 and Sections 4.3.5 through 4.3.14 respectively. Multi-story condominium and apartment dwellings including solo apartments and solo condominiums at the density set forth in Section 4.0 of the Crown Properties Specific Plan. Animals to a maximum number as follows:

- Three (3) weaned cats; and
- Three (3) 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.

Parks, playgrounds, recreation or open space areas, hiking trails, and bicycle trails.

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. For procedure, see Chapter 17.88 of the Corona Municipal Code.

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

Day Nurseries or Nursery Schools

Private Recreation Center

4.4.4 - Prohibited Uses; Uses prohibited in the HDR district are as follows:

Commercial Uses; and

Manufacturing Uses.

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

4.4.6 - 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.

4.4.7 - Yards

a) Front Setback: The building front setback shall be a minimum of ten feet (10') from common parking areas with a minimum total setback of forty feet (40') from the street right-of-way.

b) Sideyard Setback: Lots shall have a minimum sideyard of five feet (5'). Street or parking area sideyards shall be a minimum of ten feet (10').

c) Rearyard Setback: Each lot shall have a rearyard of not less than ten feet (10').

4.4.8 - Distance Between Buildings The minimum distance between dwellings, neither one of which has an entrance opening upon the intervening space, shall be not less than fifteen feet (15') except where a ten foot (10') clear and unobstructed minimum distance is provided and approved by the fire department.

4.4.9 - Coverage Lot area coverage by buildings or structures shall not exceed sixty percent (60%) of the total lot area.

4.4.10 - Walls and Fences The provisions of Chapter 17.70 of the Corona Municipal Ordinance shall apply.

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

4.4.12 - Off-Street Parking The provisions of Chapter 17.76 of the Corona Municipal Code shall apply with the following exceptions:

- a) A minimum of 1.5 parking spaces per unit shall be provided for solo apartments or solo condominiums and one bedroom units (1/2 covered and 1/2 uncovered).
- b) A minimum of one guest parking space shall be provided for every three dwelling units except where no less than 50% of the spaces is unenclosed and unassigned parking, in which case no guest parking shall be required.

4.4.13 - Minimum Dwelling Unit Area For solo apartments or solo condominiums there shall be a minimum of four hundred fifty (450) square feet in each dwelling exclusive of open porches, patios and garages.

4.4.14 - Open Space Requirements

- a) Private open space shall be established for the personal and exclusive use of the dwelling occupant it is designed to serve. A minimum of fifty (50) square feet of private open space per dwelling unit shall be required and may include any of the following:

Patios	Decks
Balconies	Others deemed similar by the
Porches	Planning Director

- b) Common open space shall be established for the joint use of this general purpose land to be shared equally by the dwelling occupants it is intended to serve. The common open space shall be of two categories:

- 1) Active: A minimum of thirty-five (35) square feet per unit shall be provided and may include any of the following:

- Swimming Pools
- Tennis Courts
- Tot Lots
- Mini-parks
- Recreation Rooms
- Day Nurseries or Nursery Schools (CUP Required)
- Others deemed similar by the Planning Director

Upon Planning Commission consideration of evidence supporting a reduced active recreational need, the Planning Commission may decrease the required active open space area if the passive open space recreational area is increased for a corresponding area.

- 2) Passive: A minimum of one hundred fifty (150) square feet per dwelling unit shall be provided and may include any of the following:

Bicycle Paths

Jogging Trails

Picnic Areas

Walkways

Areas set aside for preservation of environmentally significant features such as view points, slopes, riparian corridors, or sensitive nature areas.

Others deemed similar by the Planning Director.

4.4.15 - Trash Pick-Up Areas: If an attached garage is not provided, trash pick-up areas shall be provided at a ratio of one trash enclosure for each ten (10) dwelling units. The trash enclosure shall be to City Standards.

4.4.16 - Enclosed Storage Area If an attached garage is not provided, an enclosed storage area of not less than 100 cubic feet shall be provided for each dwelling unit. The minimum dimension shall be three feet (31). The location of the storage area shall be shown on the precise site plan.

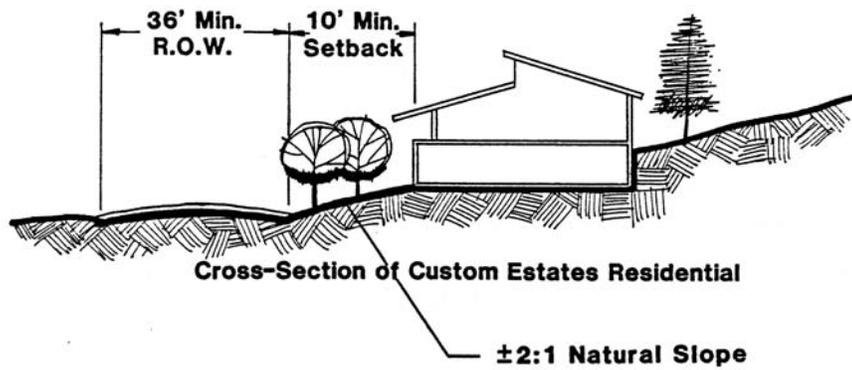
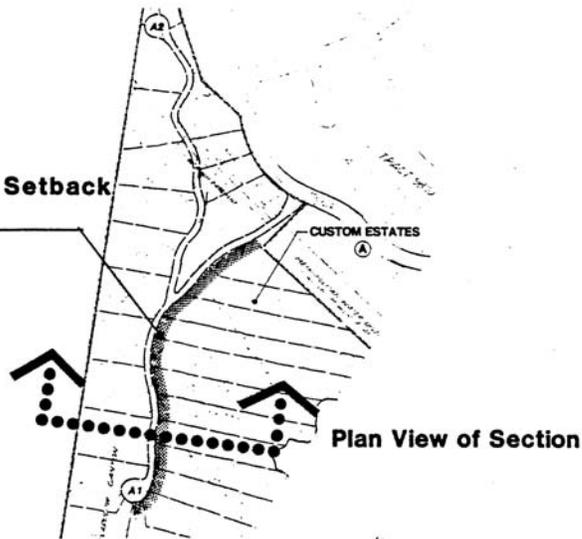
4.4.17 - Maximum Horizontal Dimension of a Dwelling No dwelling erected or constructed in the HDR district shall have a horizontal dimension exceeding one hundred fifty (150) lineal feet.

4.4.18 - Maximum Number of Dwelling Units Per Multiple Dwelling No multiple dwelling shall have more than sixteen (16) dwelling units.

4.4.19 - Fire Protection: The provisions of the Uniform Fire Code and Corona Municipal Code Section 15.12.80 shall apply. In addition, the following will be required:

- a) Roof material will be Class A and Class B, and the eaves of structures located within 200 feet of hazardous brush areas will be constructed to earn a one (1) hour fire rating.

**Area of 10' Minimum Setback
for 12 Lots
in CER District
Where Slopes
Exceed 2:1**



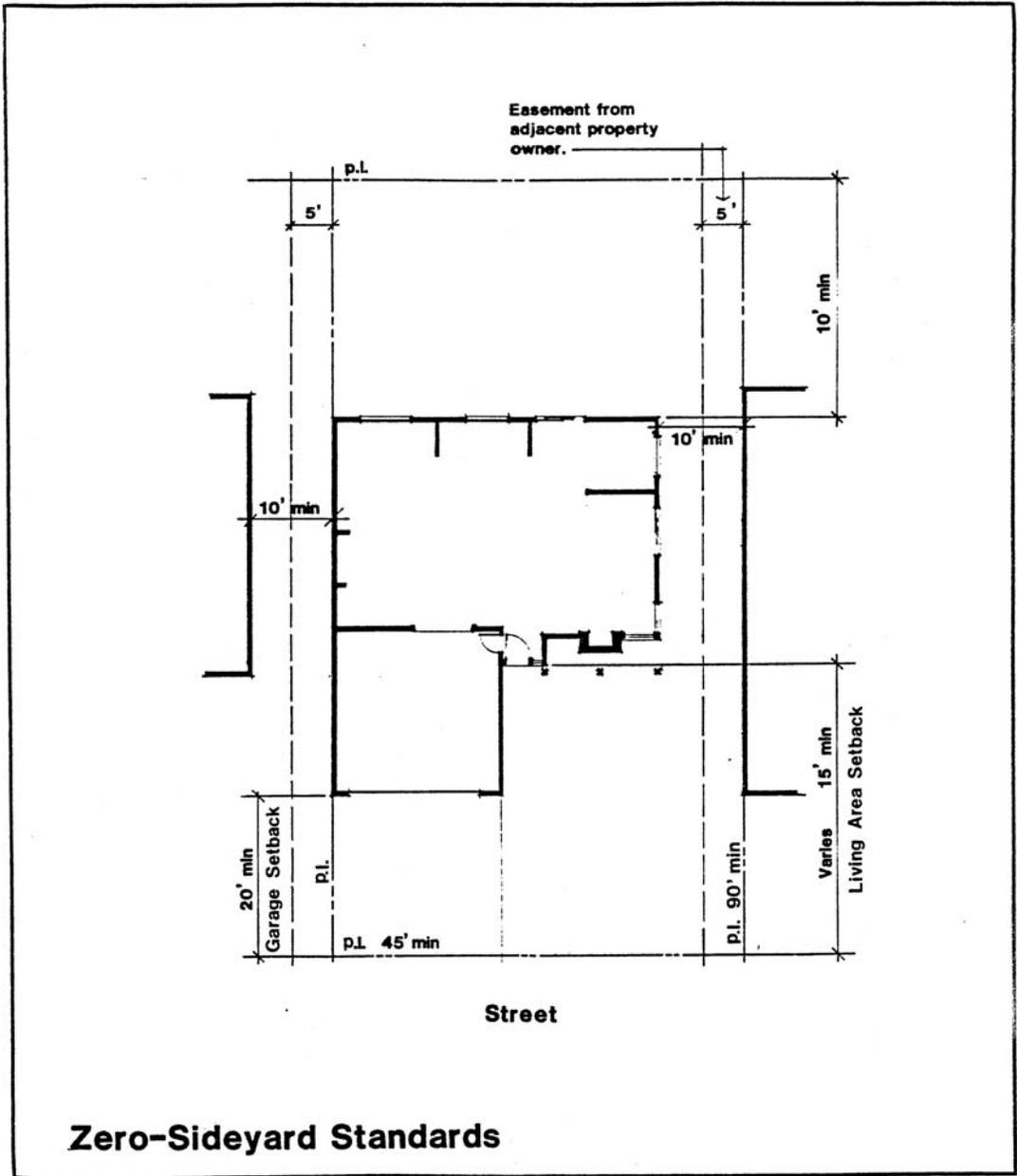
CER Setback Standards

Crown Properties

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

**CITY of CORONA
SPECIFIC PLAN NO. 83-1**

Exhibit: 3



Crown Properties

CITY of CORONA
 SPECIFIC PLAN NO. 83-1



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Exhibit: 4

SECTION 5 - PROCESSING PRECISE PLANS

Section 5.0 - Purpose

The provisions of this Section are intended to establish the process for reasonable standards and procedures which are necessary to insure acceptable development and maintenance of condominiums, townhouses and/or row houses. The provisions of this Section replace and supersede Chapter 17.82, Planned Unit and Condominium Development of the Corona Municipal Code

Section 5.1 - Processing Precise Plan Required

A precise plan shall be prepared, submitted and approved for all projects in the High Density Residential (HDR) district. Tentative tract maps may be processed independently of the precise plan approval process.

Section 5.2 - Eligibility

Any project developed pursuant to this Section shall meet the following requirements, and any such approval shall be subject to conditions established under this Section.

5.2.1 - The building and land dimensions of the project shall not be less than the property development standards established by the HDR district designation.

5.2.2 - Dwelling unit density within a precise plan boundary area shall not exceed that allowed by the development area except as provided in Section 4.0.2. Maximum residential densities shall be in accordance with the statistical tabulation tables contained within SP 83-1 except as provided in Section 4.0.2.

Section 5.3 - Application Procedures

5.3.1 - The application for precise plan approval under this section shall include:

- a) A general development plan(s) with at least the following details shown to scale and dimension:
 - 1) Location and proposed use of each structure existing and/or proposed; number of stories, height of structures, gross floor area and location of entrances.
 - 2) Location and width of all existing and proposed driveways, street widths, alleys and parking, loading storage areas and refuse pick-up areas.

- 3) Location and width of all pedestrian walks and open areas for common use.
 - 4) Types of surfacing treatment proposed for all walks and driveways.
 - 5) Location of preliminary landscaping elements proposed for the project including fences and screen planting.
 - 6) Location of all existing and proposed physical features such as hydrants, utility, drainage, and recreational facilities.
 - 7) The general development plan shall be submitted for staff review following the provisions of the Corona Municipal Code Chapter 17.70.
- b) A map showing existing topography of the project area with contours and direction of drainage and grading plans if proposed earth movement is contemplated.
 - c) Preliminary statements describing the Homeowners' Association Conditions, Covenants and Restrictions (CC & R's) to be enforced to maintain the project, shall be provided at the time of tentative map approval as required by the City. (CC & R's) that are to be recorded shall be submitted to the Public Works Director for review and approval prior to recordation.

5.3.2 - Prior to the filing of an application for precise plan approval, the developer shall submit plans for staff review following the provisions of the Corona Municipal Code Chapter 17.102.

Section 5.4 - Administrative Procedures - General

5.4.1 - The Planning Commission shall review all plans and proposals within forty-five (45) days after filing. A public hearing on the application shall be held in accordance with the provisions of Chapter 17.92, Conditional Use Permit, of the City of Corona Municipal Code. The Commission may approve, modify, conditionally approve, or deny the Precise Plan application.

5.4.2 - Any precise plan project shall be developed subject to all conditions imposed as part of approval of the precise plan. The Planning Director may approve or conditionally approve minor adjustments provided such adjustments are in substantial compliance with Planning Commission approval.

5.4.3 - Effective Date No precise plan approval granted or authorized by the Commission, as provided in this section, shall become effective until the next regular City Council meeting after the date of the resolution granting approval. All decisions of the Commission concerning the merits of the applications shall be final, unless appealed within the time period prescribed in Section 17.92.130 of the Corona Municipal Code, or unless the Council initiates a review thereof.

5.4.4 - Where use is made of the precise plan procedure as provided in this Specific Plan, no building permit shall be issued for any development on the subject property, or part for which application is being made until the Planning Commission or City Council has approved the precise plan or precise plan for that portion for which application is being made.

5.4.5 - In any case where precise plan approval has been granted and a building permit not issued within eighteen (18) months after the date of granting thereof, then without further action, the approval shall expire.

5.4.6 - Extensions of time in this section may be requested prior to expiration date and may be granted by the Commission upon showing of good faith effort by the permittee to comply therewith.

5.4.7 - If in the opinion of the Planning Director a proposed revision to an approved precise plan is not in substantial compliance with that plan, then the revision will be submitted to the Planning Commission for consideration according to the procedures used for the original precise plan and contained in Section 5 of the Crown Properties Specific Plan.

SECTION 6 COMMUNITY DESIGN CONCEPT

Section 6.0 - Introduction

This section focuses on the identification of important planning features and proposed design treatment,

Section 6.1 Circulation Plan

6.1.1 Private Interior Loop Roads (A and B) The private interior loop road will be developed with forty foot (40') paved width, fifty-six foot (56') easement width parking on both sides, four foot (4') sidewalks on both sides (see Exhibit 5). Slope areas extending, in most cases perpendicular to the interior loop road will flare out and extend along the roadside, also buffering certain side-on and rear-on lots. This will create staggered, landscaped openings of various sizes and configurations. Mounding, berming and wall combinations will be used to screen the adjacent outdoor living spaces from roadway activities. A Master Landscape Plan will be prepared for the entire loop road prior to recordation of the first final map.

6.1.2 - Private Cul-de-Sac (Single Family Residential Development Area). (Streets B-1 through B-15) Each cul-de-sac will be developed as a private roadway thirty-two foot (32') curb-to-curb width; forty foot (40') easement width; parking on one side and four foot (4') sidewalks on both sides of the street. Each cul-de-sac will be provided with a turnaround measuring seventy-six feet (76') curb-to-curb width; eighty-four foot (84') easement width; four foot (4') sidewalks on both sides except cul-de-sacs B-1 and B-3 which will provide a turnaround measuring eighty-eight feet (88') curb-to-curb width; ninety-six feet (96') easement width; four foot (4') sidewalks on both sides. Minimum inside turning radius will be thirty-eight feet (38') except for cul-de-sacs B-1 and B-3 which will have a minimum inside turning radius of forty-four feet (44'). (See Exhibit 6)

6.1.3 - Private Cul-de-Sac (Custom Estates Residential D Area). (Streets A-1 and A-2) The service cul-de-sac for the custom homes will be developed as a private roadway with rolled curbs to emphasize the rural character of the area. The roadway will be developed with twenty-eight foot (28') paved width; thirty-six foot (36') easement width; forty-four foot (44') turning radius and a three-and-one-half foot (3-1/2') sidewalk next to the rolled curb on one side only. (See Exhibit 7)

Section 6.2 - Roadway Enhancement

6.2.1 - Entry Statements at Border Avenue, Avenida Del Vista and Adobe Avenue Landscaped medians will be provided at each entry. Landscaped open space areas will be provided both sides of the entry at Avenida Del Vista and Adobe Avenue and on a single side at the Border

Avenue entry. Up to six (6) project identification signs (approximately 2 feet by 10 feet) will be placed on proposed or required walls and fences will be designed in stucco or wood (externally illuminated, and not internally illuminated) to match perimeter walls and will be surrounded by flowering shrubs and specimen trees at each entry. Special paving techniques may be used to identify each entry. (See Exhibits 8 and 8A)

A minimum twenty foot (20') wide pavement shall be provided on either side of the entry medians. Landscaping in medians shall not overhang the pavement area.

Section 6.3 - Development Areas

6.3.1 - High Density Residential Development Area The attached or detached residential buildings will descend down the hillside utilizing a split level pad keyed to the natural hillside slope line. The effect will be to reduce the visual impact of the buildings by minimizing their view from the loop road and adjacent off-site residential vantage points. The buildings will be set back from the loop roadway separated by landscaped parking areas. This concept will open the roadside corridor to the development area interior. (See Exhibit 9)

A recreation building and outdoor activity center will be provided near the looped roadway to maximize its exposure for passing motorists (see Exhibit 9). A Master Landscape Plan will be prepared and approved prior to the first final map.

6.3.2 - Single-Family Residential Development Area The typical arrangement will be for units to be located on short cul-de-sacs to maximize privacy. Each group of homes per cul-de-sac will be developed on a common pad with slope area taken up between the next group of homes. These slope areas will extend the length of the cul-de-sac area opening onto the interior looped roadway. All slopes will be irrigated and landscaped with groundcover, shrubs and trees. (See Exhibits 10 and 11)

The cul-de-sac location and sitting of homes have been in each case designed to maximize views of the lowlands. A Master Landscape Plan will be prepared prior to the first final map for all common slope area and installed as development occurs.

Section 6.4 - Landscaping

6.4.1 - Custom Estates Residential Area The natural slopes which predominate in the CER area will be left largely undisturbed in private ownership. Whatever maintenance required will be provided by individual lot owners, and the irrigation source will be manual connection(s) from private on-site system(s).

Fuel modification will be provided in accordance with City Fire Chief requirements consistent with City standards.

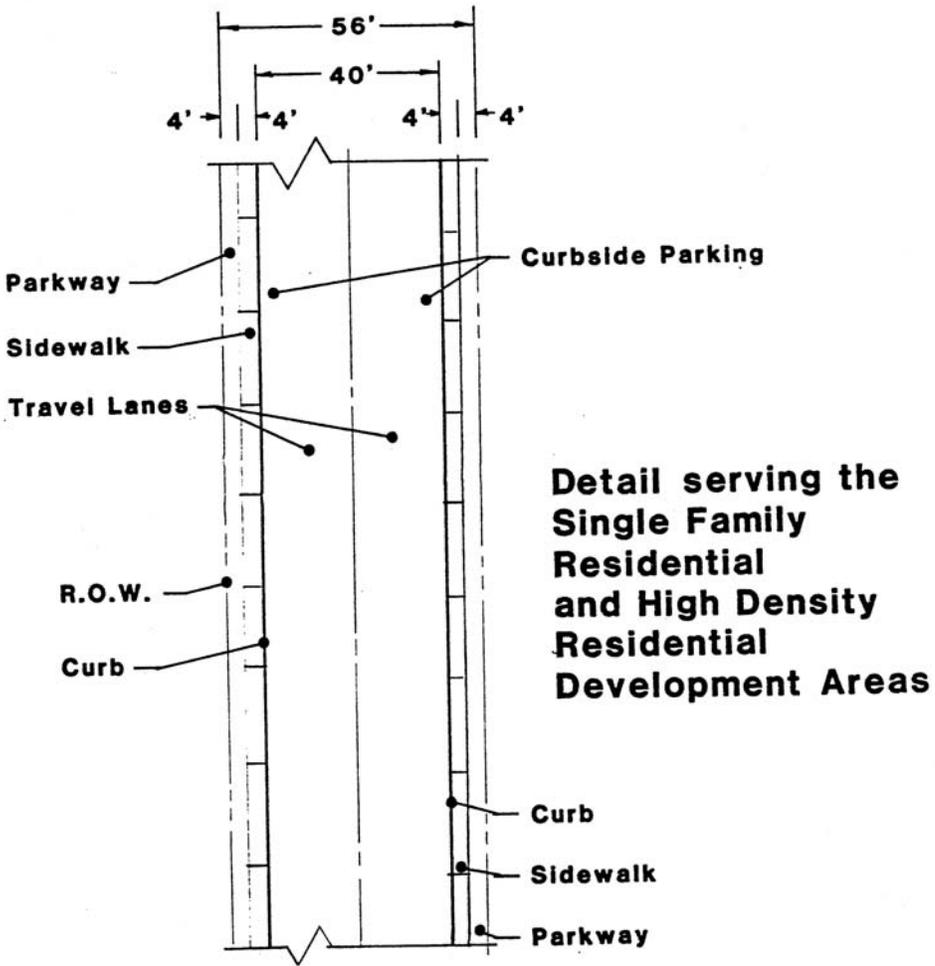
Cut and fill slopes in excess of four feet (4') will be landscaped in accordance with City standards and maintained by individual lot owners.

6.4.2 - Single-Family Residential Area The private interior loop road will have •parkways planted with street trees in accordance with City standards (see Exhibit 12). Maintenance will be provided by a Landscape Maintenance District adopted in accordance with state law.

Graded slope areas shown between private lot pads will be landscaped in accordance with City standards. Each slope area will be irrigated and maintained by individual homeowners.

Areas not specifically subdivided within individual residential property lines will be landscaped in accordance with City standards and maintained by the Landscape Maintenance District.

6.4.3 - High Density Residential Area: The High Density Residential Area will be landscaped in accordance with City standards. Maintenance will be provided by a homeowners' association established during the Precise Plan and Tentative Tract Map approval process.



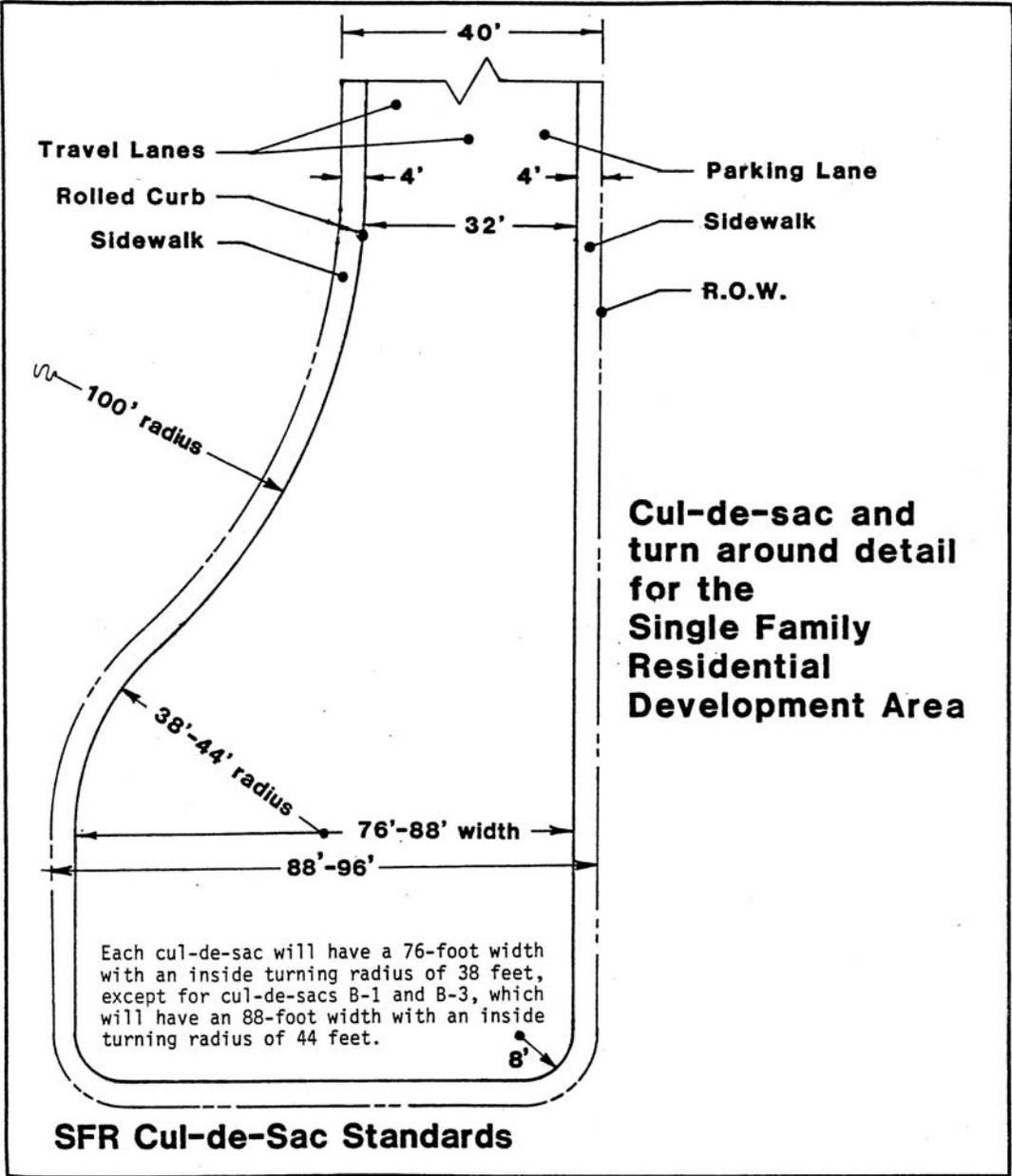
Private Interior Loop Road Standards

Crown Properties



**CITY of CORONA
SPECIFIC PLAN NO. 83-1**

Exhibit: 5



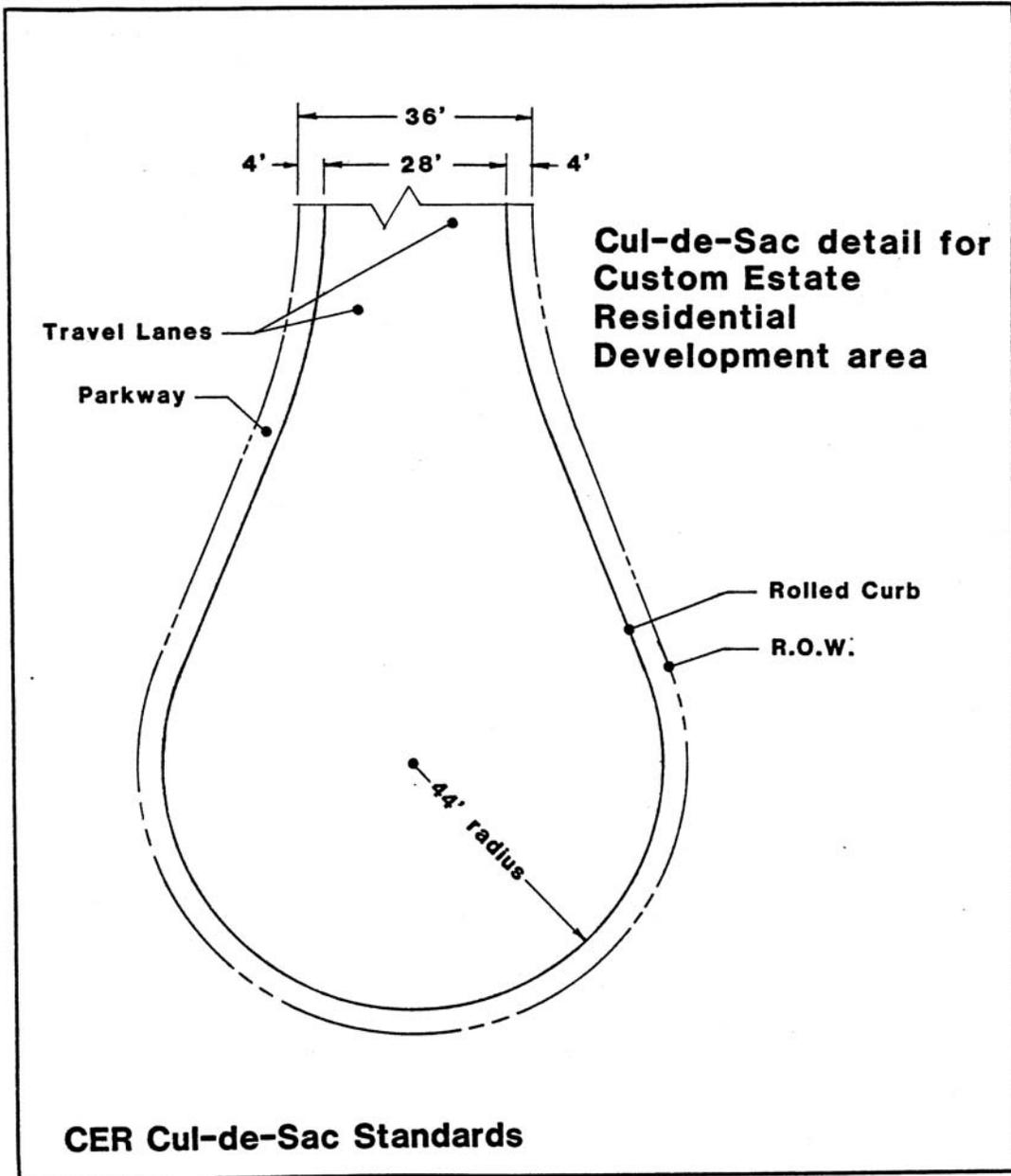
Crown Properties



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CITY of CORONA
SPECIFIC PLAN NO. 83-1

Exhibit: 6

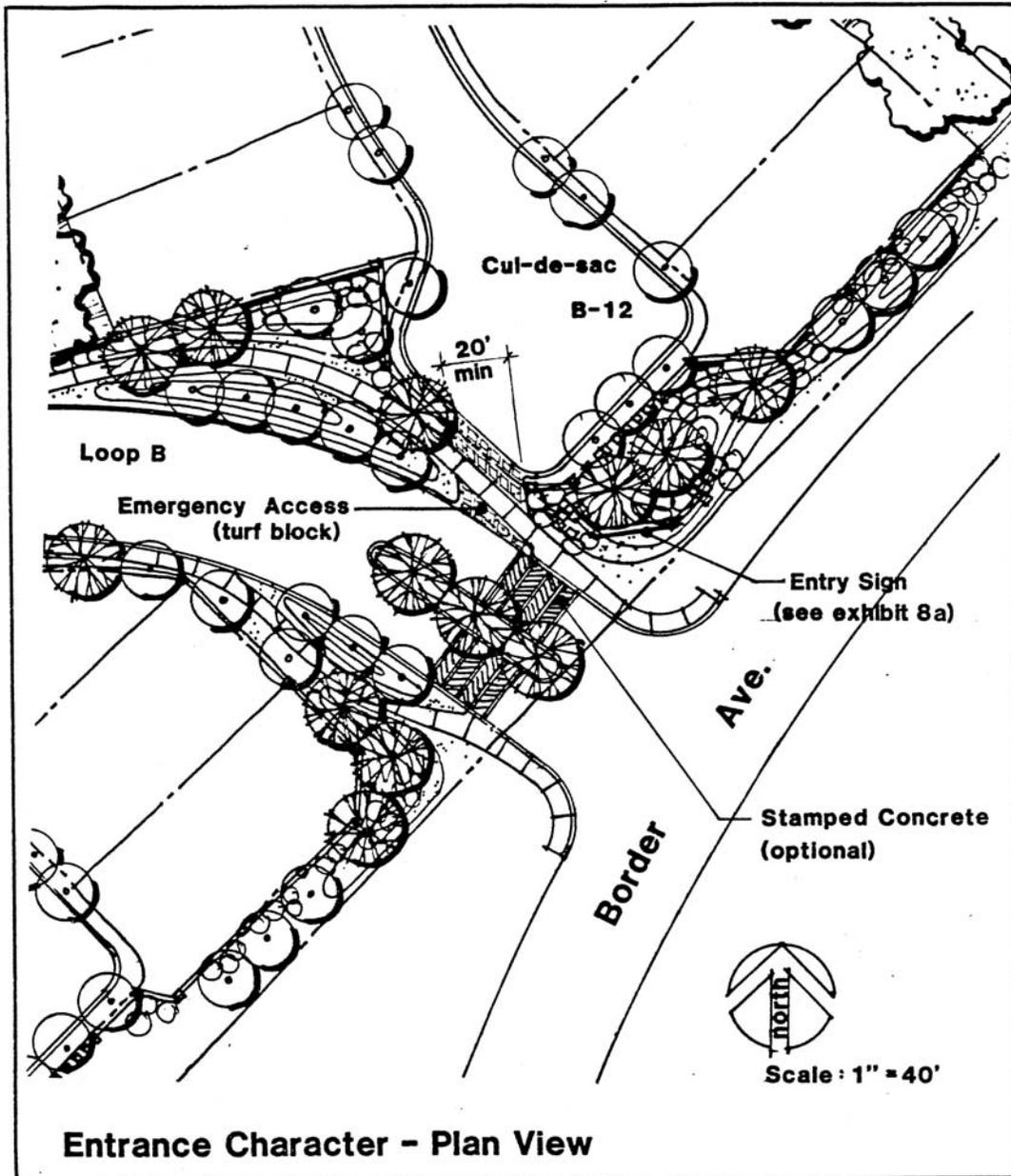


Crown Properties

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Exhibit: 7

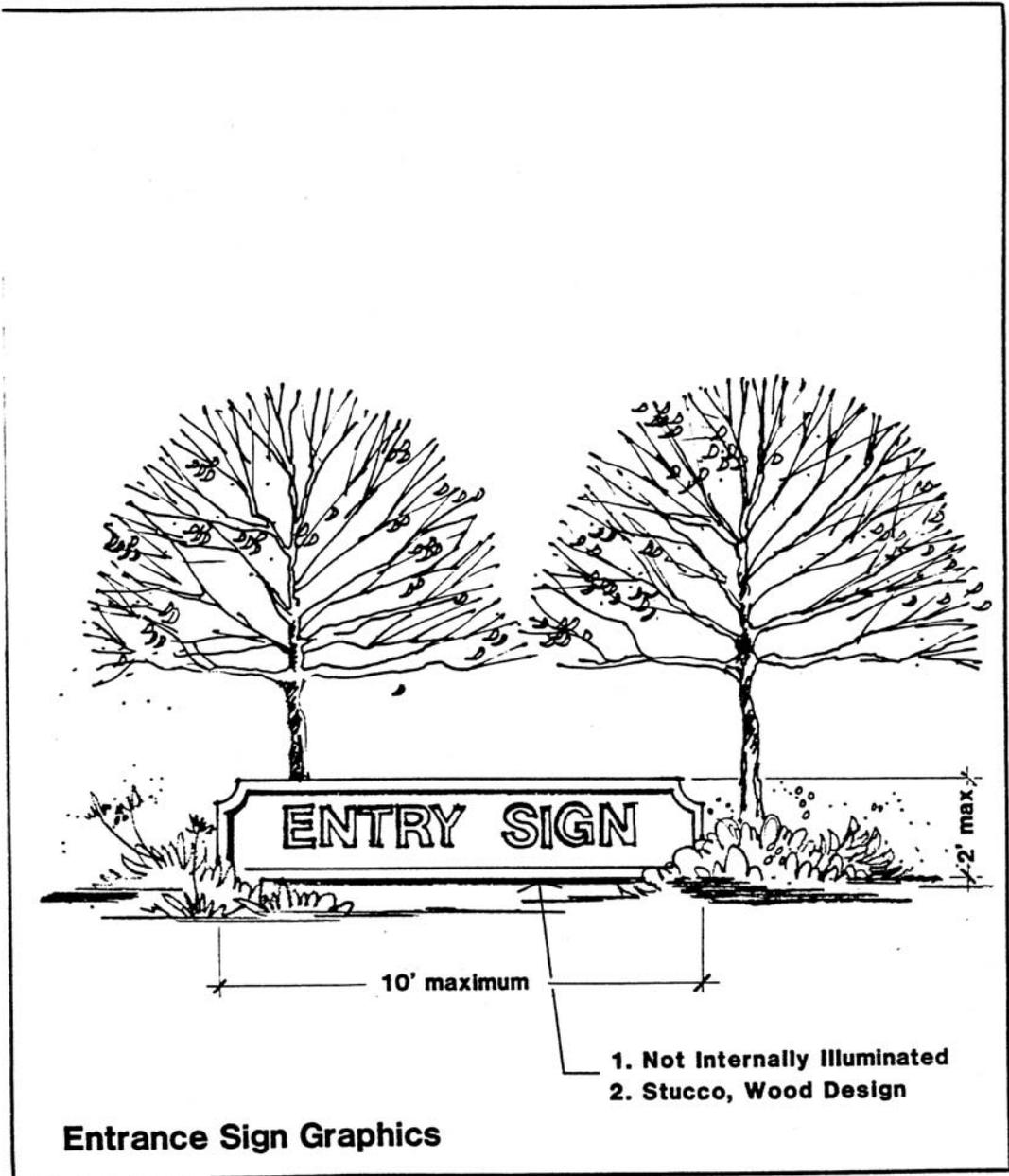


Crown Properties



CITY of CORONA
SPECIFIC PLAN NO. 83-1

Exhibit: 8



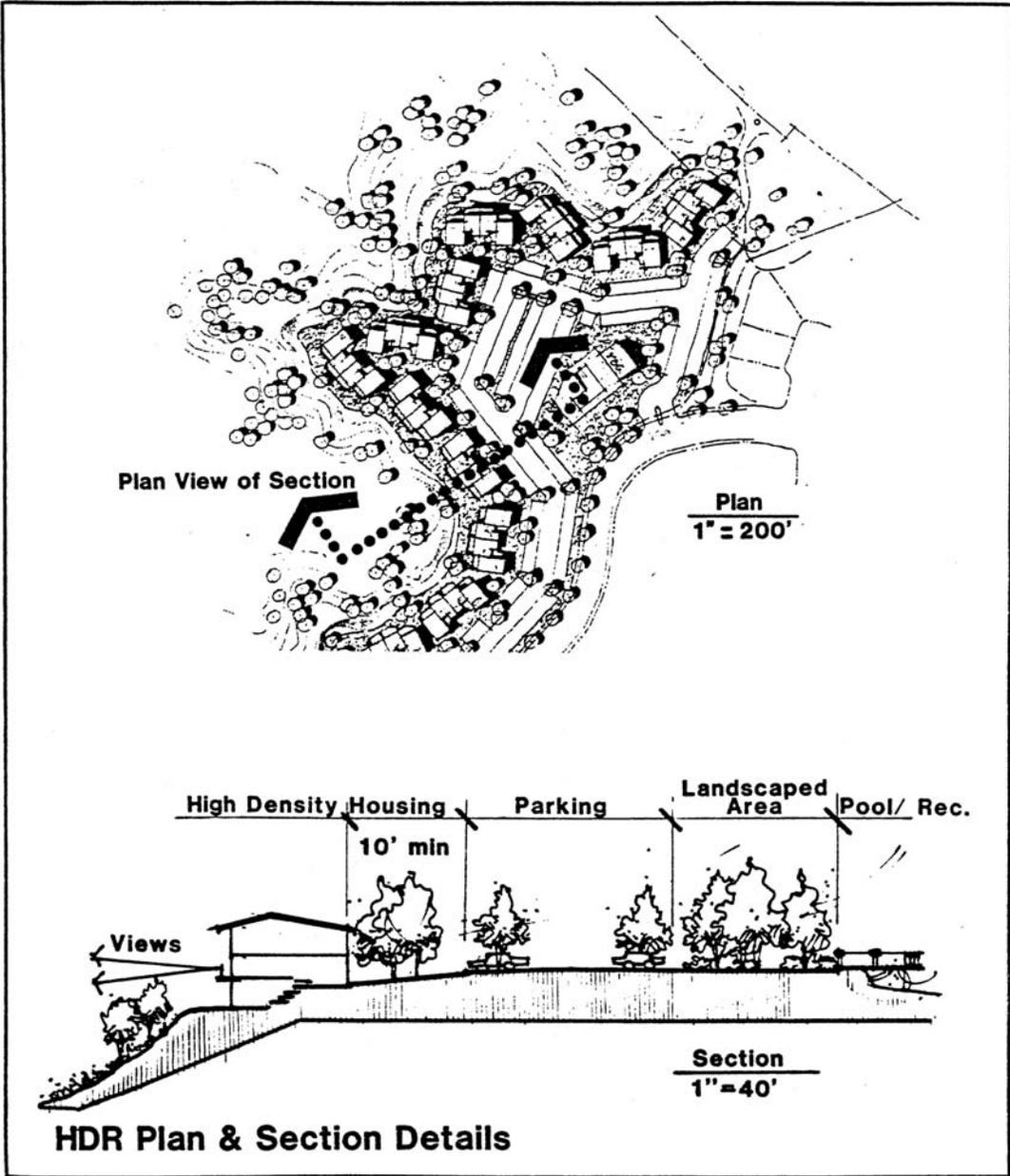
Entrance Sign Graphics

Crown Properties

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SPECIFIC PLAN NO. 83-1**

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Exhibit: 8a

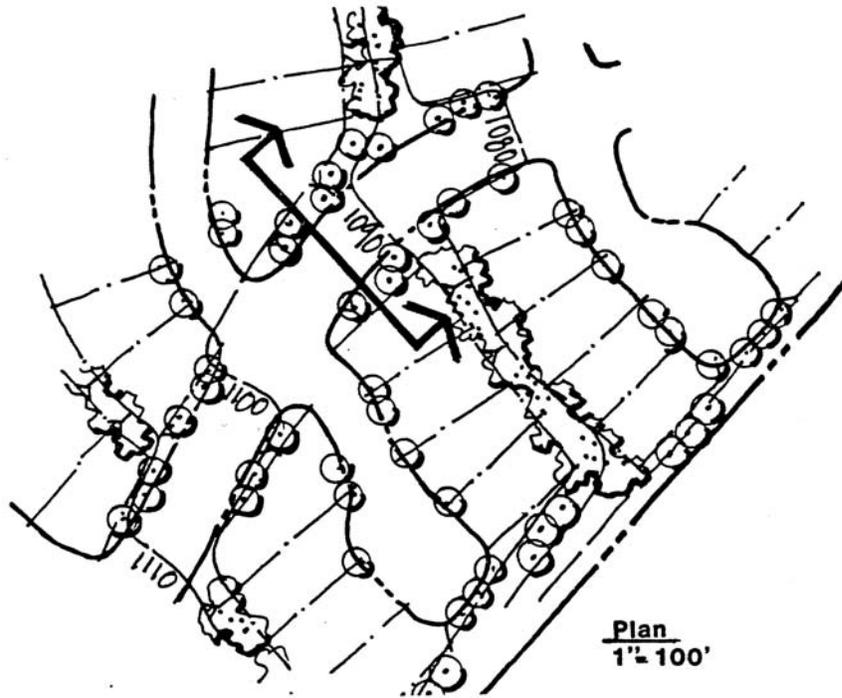


Crown Properties

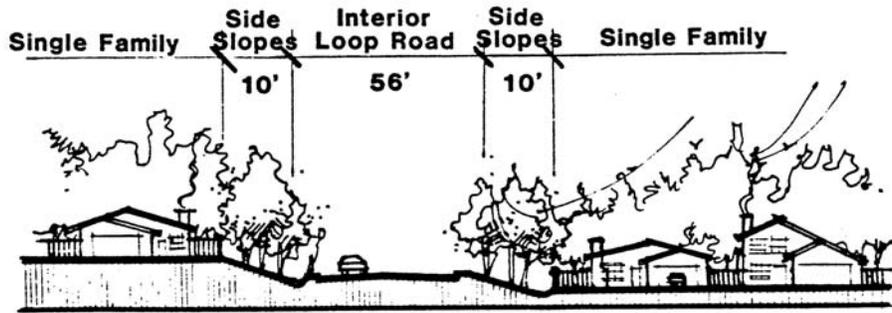
CITY of CORONA
SPECIFIC PLAN NO. 83-1

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Exhibit: 9



Plan
1" = 100'



Elevation
1" = 40'

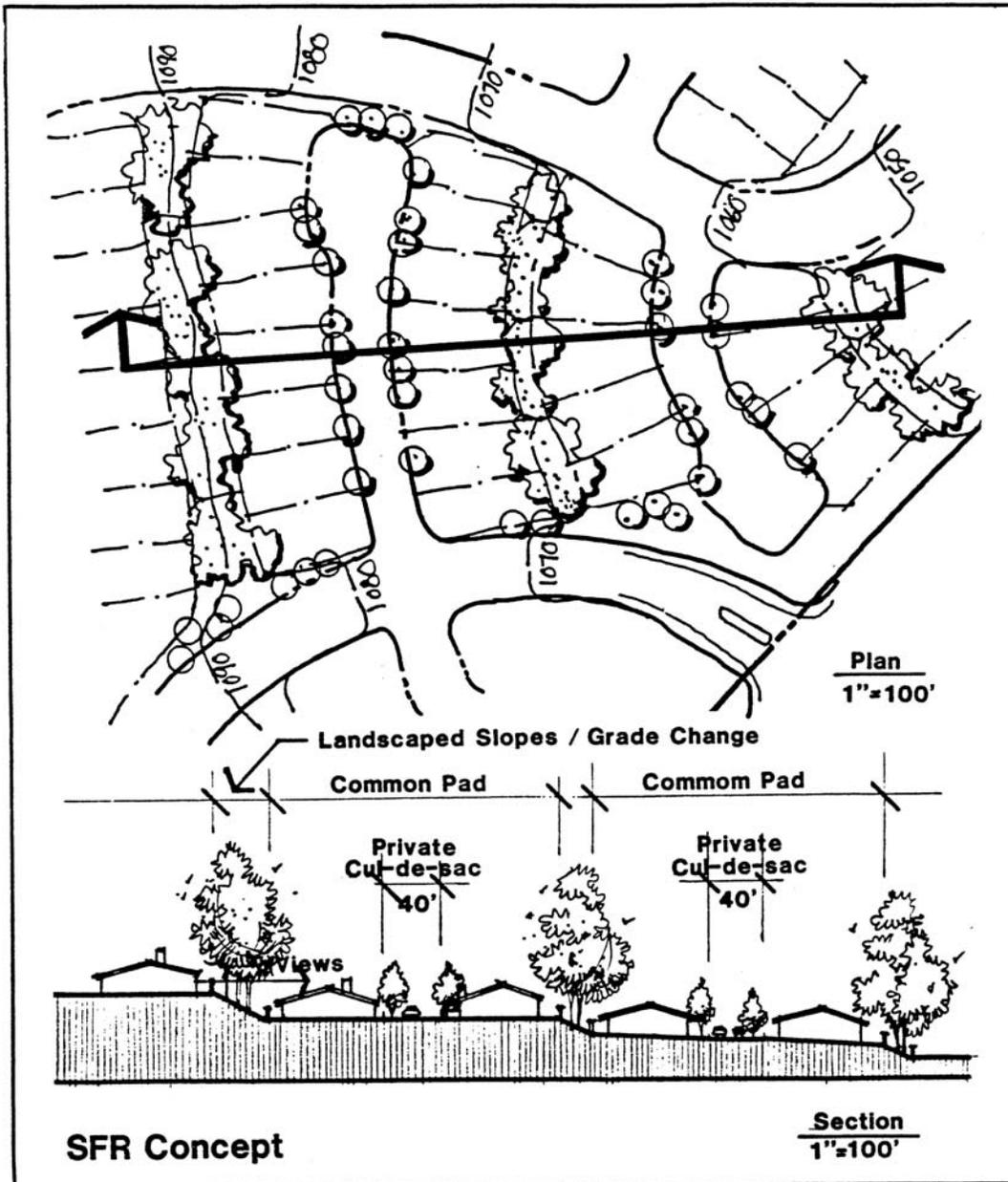
SFR Plan & Section Details

Crown Properties

**CITY of CORONA
SPECIFIC PLAN NO. 83-1**

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4320 Carous One, Newport Beach, California 92660 (714) 551-1000
425 West 12th Street, St. Louis, Missouri 63102 (314) 232-2000

Exhibit: 10



SFR Concept

**Section
1"=100'**

Crown Properties

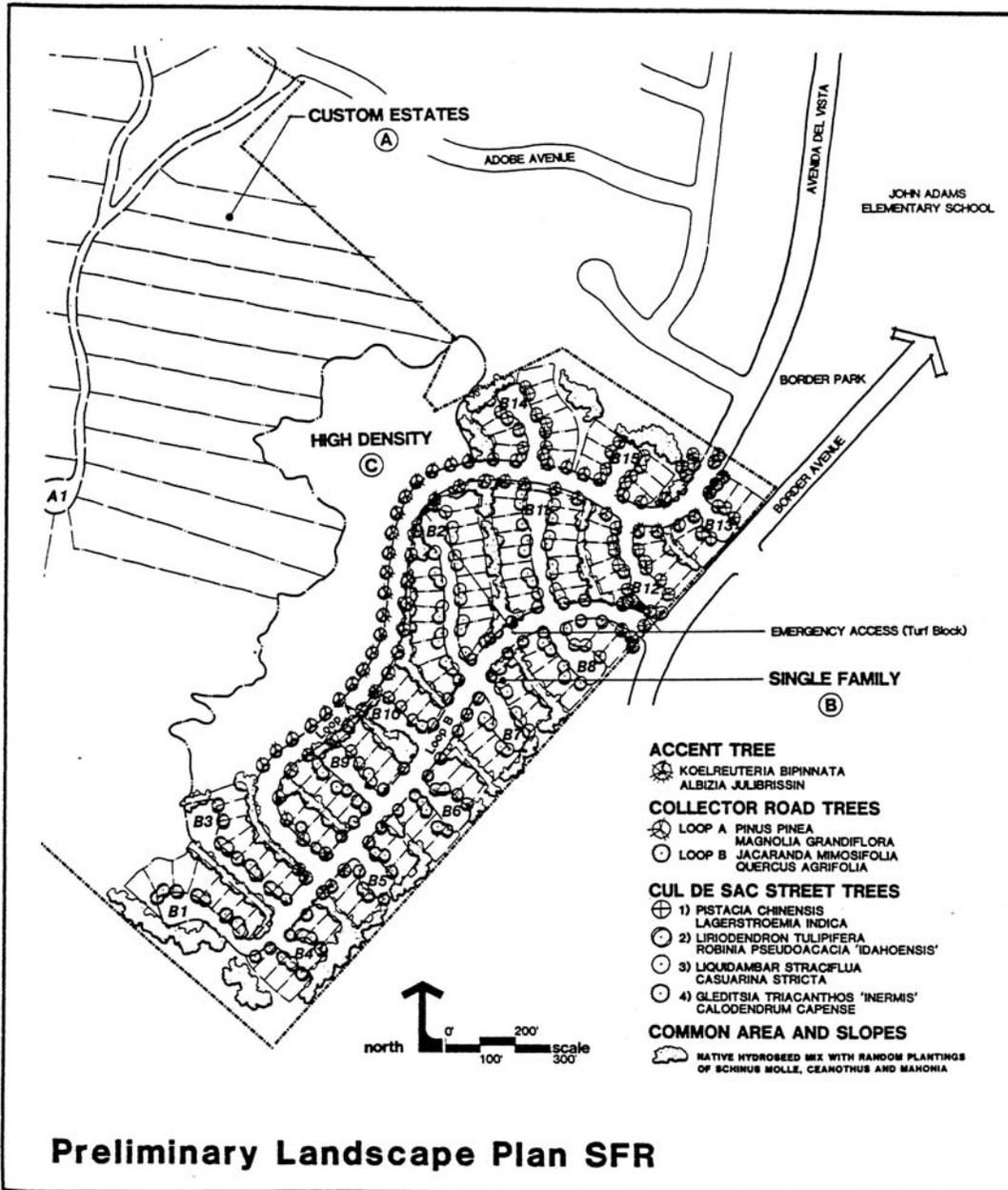
**CITY of CORONA
SPECIFIC PLAN NO. 83-1**



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Exhibit: 11



Preliminary Landscape Plan SFR

Crown Properties

CITY of CORONA
 SPECIFIC PLAN NO. 83-1

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 425 Third 'E' Street, B-4 San Diego, California 92101 (714) 238-3006

Exhibit: 12

SECTION 7 - MUNICIPAL SERVICES PLAN

Section 7.0 - Introduction

The Crown Properties 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 with the roadway easement. Where otherwise required, easements for these services shall be coordinated with and accommodated within the development areas.

Section 7.1 - Water System

Water transmission and distribution for the Specific Plan area will be provided by the developer. These facilities include transmission and distribution water mains and fire hydrants for fire protection. An existing ten-inch line located in Avenida Del Vista and an eight-inch line located in Adobe Avenue will provide off-site connections, as well as will the existing high and low pressure lines in Border Avenue.

A development water system plan will be provided by the developer's engineer at the time of tentative map. The plan shall analyze the domestic demand and the fire demand in both the low and the high pressure zones (Zones 4 and 5 respectively), as required to serve the project. Additionally the plan shall propose additional facilities where necessary to meet those requirements. These facilities shall be provided by the developer.

Section 7.2 - Sewer System

Sewage collection and conveyance facilities will be provided by the developer for the Single Family Residential and High Density Residential Development Areas. These facilities will include acquisition of required treatment capacity. An existing eight-inch sewer line is located in Avenida Del Vista and will provide connection to project lines.

In the Custom Estate Residential Development Area, each lot will be served by a septic tank for sewage disposal or by connecting sewers subject to availability.

Section 7.3 - Storm Drainage System

Storm drain facilities serving the Specific Plan Area will be provided by the developer. These facilities will include storm drain pipe, catch basins, inlet structures, outlet structures and other related facilities. Storm water will be collected in the street area and in storm drain pipes where it will be directed to existing offsite facilities and in Ward low Canyon.

Section 7.4 - 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 7.5 - 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) 736-2263

- 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

SECTION 8 - SUBDIVISION

Section 8.0 - Application

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

Section 8.1 - Design Standards

8.1.1 - Custom Estate Residential The following shall apply in the Custom Estate Residential District:

8.1.1.1 - Cul-de-Sacs The two private cul-de-sacs shall not exceed fifteen hundred feet (1,500') for cul-de-sac A-1 and nineteen hundred feet (1,900') for cul-de-sac A-2. A maximum of twelve (12) units shall be permitted on each side of cul-de-sac A-1. A maximum of seven (7) units shall be permitted on each side of cul-de-sac A-2 determined from a point commencing at the intersection of cul-de-sacs A-1 and A-2. Cul-de-sac turnarounds shall be designed to the requirements of Section 6.1.3 of the Crown Properties Specific Plan and 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 back of the rolled curb.

8.1.1.2 - Hillside Development Standards The following requirements are to provide regulations for the development of those areas which, due to their topography, require special consideration to assure that they are developed in a way that will substantially maintain their natural character and environmental and aesthetic values in accordance with the policies as set forth herein.

- a) "Hillside area" means any parcel or proposed parcel which before any new grading thereon thirty percent (30%) or more of its area has a grade of 4:1 or more.
- b) Hillside Streets. Improvements shall conform to the following standards:
 - 1) Maximum grade shall be 10%, except that grades to 15% may be allowed where determined appropriate by the Public Works Director and Fire Chief. The Public Works Director may require slope easements for any cut or fill slopes outside the right-of-way.
 - 2) Minimum center line radius shall be two hundred forty-five (245) feet.
 - 3) No parking shall be allowed on either side of the street.
- c) No building site shall be approved for construction which does not have provisions for conducting surface drainage from the site to a natural drainage course, a drainage channel, or a public street, in accordance with good engineering practice, any of which shall be accomplished in a manner approved by the City Engineer.

d) Fire protection access standards are as follows:

- 1) In areas where, in the opinion of the City Fire Chief, there will be a fire hazard, unobstructed fire protection equipment access easements shall be required at the time of precise plan and/or tentative map approval.

e) Erosion control standards are as follows:

- 1) Planting shall be designed to blend with the surrounding terrain and character of development, and shall consist of fire-retardant varieties as approved by the Planning Director prior to final tentative tract approval.

8.1.2 - Single Family Residential Private streets shall be designed to the requirements of Section 6.1.2 of the Crown Properties Specific Plan and to the City of Corona “Private Street Standards” requirements with the following exceptions:

8.1.2.1 - Cul-de-Sacs Length: cul-de-sacs to a maximum length of five hundred feet (500’) may be permitted with a maximum of forty (40) dwelling units per cul-de-sac except where emergency access is provided (e.g., cul-de-sac B-2) or where terrain circumstances warrant a six hundred foot (600’) length (e.g., cul-de-sac B-1).

8.1.2.2 - Turnarounds shall be designed to meet the minimum standards provided in Section 6.1.2 and as illustrated in Exhibit 6 of the Crown Properties Specific Plan.

Section 8.2 - Specific Plan, Precise Plan and Subdivision Map Consistency

The provisions of this Specific Plan shall control the development of this plan. The applicant shall prepare and file a Tentative Tract Map and a Final Tract Map for the express purpose of the implementation of the Specific Plan elements.

Section 8.3 - Park and Recreational Areas - Fees and Dedications - Requirements

Border Park, a developed City park, is located adjacent to the Crown Properties Specific Plan area. John Adams Elementary School adjoins Border Park which together provide for the active recreational needs of the local area.

Obligations concerning Park and Recreation Fees and Dedications have been previously satisfied under the terms and conditions of approval for Tracts 5711-6 and 9850, which included therein the Crown Properties Specific Plan property. Under these conditions, a Landscape Maintenance District was established pursuant to a Settlement Agreement dated November 16, 1977. All properties contained within the Specific Plan area and Tract 9850 is included in the Landscape Maintenance District. These properties are assessed and fees collected to maintain an improved open space site for the recreation use of residents occupying these properties. The site is approximately 8± acres and is identified as Lot 42 in Tentative Tract No. 5711-6. As a result of these previous negotiations, no other Park and Recreation Fees and/or Dedications shall be imposed on the Crown Properties Specific Plan property.

SECTION 9 - ADMINISTRATION AND IMPLEMENTATION

Section 9.0 - Application of Other Ordinances

Except as specifically provided in SP 83-1, all other ordinances and regulations of the City of Corona shall apply.

Section 9.1 - Conflict in Regulations

Whenever the regulations contained in this text conflict with the regulations of Titles 16 and 17 of the Corona Municipal Codes, the regulations of the Crown Properties Specific Plan shall take precedence.