



**November 18, 2021** | Homeowner and Project Sponsor - Scott Pluta



# Planning Commission Hearing

## November 19, 2020



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*Work with the department to develop a scale and building typology here that does add density without maybe some of the negatives that this project brings.*

- Commissioner Tanner



“

*Work out a project that indeed meets broad objectives of densification, affordability, social racial equity, but also something that is approvable under the code constraints and compliance rules that we have.*

- Commissioner Moore



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*I am also okay if the developer wants to continue to work with the Department to come up with a project that is more code compliant, retains open space, and tries to expand the density in a way that doesn't require the significant number of variances.*

- Commissioner Diamond

Original Design



Revised Design



**4 floors** (new building)

5 (§§ 121, 134, 135)

3.75' on the east side

**5,042 sqft new building**, 3,410 sqft existing building

4 (2 new building, 1 existing building)

4 (3 new building, 1 existing building)  
2 (1 new building, 1 existing building)

**Floors**

**Variances**

**Setbacks**

**Gross Sqft**

**Parking**

**Total Units**  
**BMR Units**

**3 floors** (new building)

3 (§§ 121, 134)

5' on western 1st floor + **12 feet in the rear (2nd/3rd floor)**

**3,128 sqft new building**, 3,410 sqft existing building

2 (0 new building, 1 existing building)

3 (2 new building, 1 existing building)  
1 (existing building)

# Corona Heights over the last 10 years

**+20%** Population increase (7,463 residents)

**+79%** Increase median household income

**- 28** Decrease housing units

**-222** Decrease rental units

**+114%** Increase in medium home value (\$1.81m)

**+53%** Increase in median rent (+\$851)

**-35%** Decrease in Black population

**-36%** Decrease in Latinx population)

0

Units of  
affordable  
housing

**Option A**  
Revised Design



**Option B**  
Detached ADU via State Law



Variances,  
Conditional Use Authorization,  
CEQA Environmental Review,  
Neighborhood Notice  
Robust Appeals

**Process**

Ministerial Process (60-day review),  
No CEQA Environmental Review,  
No Discretionary Review,  
No Residential Design Guidelines,  
No Neighborhood Notice

2 *Missing Middle* Market Rate Units,  
1 *Below Market Rate* (BMR) Unit

**Units**

1 Market Rate Unit

1,129 Qualifying Open Space

**Open  
Space**

0 sqft Qualifying Open Space

