STAFF REPORT

DATE: 04/02/2025

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

2025-118

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:
RESOLUTION ADOPTING THE CITY'S DWELLING UNIT OCCUPANCY FACTOR ACCORDING TO SECTION 16.35.040 OF THE CORONA MUNICIPAL CODE FOR DETERMINING THE MAXIMUM AREA OF PARKLAND THAT IS REQUIRED TO BE DEDICATED FOR RESIDENTIAL SUBDIVISIONS

EXECUTIVE SUMMARY:
This staff report asks the City Council to approve the dwelling unit occupancy factor for determining the maximum area of parkland that is required to be dedicated for residential subdivisions. According to the Quimby Act of the Subdivision Map Act, residential subdivisions are required to dedicate land for parks or pay a fee in lieu of dedicating parkland to the city. Corona Municipal Code (CMC) Chapter 16.35 implements the City's parkland dedication and in lieu fee according to the Quimby Act. Per CMC Section 16.35.040(C), the City shall establish a dwelling unit occupancy factor according to the latest U.S. Census in determining the amount of parkland to be dedicated for each residential subdivision. The latest dwelling unit occupancy factor shall be established by resolution, which is the reason for this request.

RECOMMENDED ACTION:

That the City Council approve Resolution 2025-017 establishing the dwelling unit occupancy factor based upon the 2020 U.S. Census data for determining the amount of parkland to be dedicated pursuant to Chapter 16.35 of the Corona Municipal Code.

BACKGROUND & HISTORY:
CMC Chapter 16.35 implements the Quimby Act for residential subdivisions. To determine the amount of parkland to be dedicated, the City uses the formula described in CMC Section 16.35.040(D), which is the number of housing units in the subdivision by the occupancy factor for each housing type by the number of acres of park area per 1,000 residents. The City requires three acres of park area per 1,000 residents according to CMC Section 16.35.040(B). Therefore, the formula is represented as follows:

(# of dwelling units) x (occupancy factor) x (.003) = park area to be dedicated

The occupancy factor is based on the latest U.S. Census. The latest U.S. Census was done in 2020. Since that time, the City has not adopted an occupancy factor based on the latest census data. According to the 2020 U.S. Census, Corona's average person per household for a housing unit, which consists of a house, apartment and mobile home, is 3.28 persons.

ANALYSIS:
Resolution 2025-017 will establish the dwelling unit occupancy factor of 3.28 persons per household for determining the amount of land that is to be dedicated for parkland. The dwelling unit occupancy factor will be used for residential subdivisions that are physically providing parkland as part of the development. The latest occupancy factor does not affect the fee in lieu of parkland dedication according to the City's adopted Development Impact Fee schedule, which is $12,708 per residential dwelling unit within a residential subdivision.

FINANCIAL IMPACT:
The adoption of this resolution does not have a financial impact on the city.

ENVIRONMENTAL ANALYSIS:
This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from the CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The approval of this resolution establishing the dwelling unit occupancy factor according to the latest U.S. Census will not have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Resolution 2025-017