

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Planning and Housing Commission Minutes - Draft

Monday, February 12, 2024

Council Chambers - 6:00 p.m.



**Chair Matt Woody
Vice Chair Marie Vernon
Commissioner Karen Alexander
Commissioner Sarah Longwell
Commissioner Craig Siqueland**

EXHIBIT 4

ROLLCALL

Present 3 - Chair Matt Woody, Commissioner Karen Alexander, and Commissioner Sarah Longwell

Absent 2 - Vice Chair Marie Vernon, and Commissioner Craig Siqueland

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Longwell led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of January 22, 2024.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that these Minutes be approved. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. PP2023-0008: Precise Plan application to review the site plan, architecture, fencing and landscaping for 19 single family dwelling units proposed on 4.73 acres located on the northwest corner of Taylor Avenue and Citron Street in the R-1-8.4 Zone (Single Family Residential, 8,400 square feet minimum lot size). (Applicant: Bryan Bergeron, Foremost Pacific Group)

Eva Choi, Senior Planner, reviewed the staff report and exhibits for PP2023-0008.

Discussion ensued between the Commission and City staff, in regards to ADU laws, privacy, and other design elements of the proposed project.

Chair Woody opened the public hearing.

Jim Collette, resident, expressed concern with the gaps left between shared perimeter walls.

Mary Cox, resident, expressed concern for possible increase in crime and traffic.

Cathy Kinser, resident, expressed concerns for noise and privacy issues created by project.

Paulette Perry, expressed concern with the project not matching the neighborhood and with the loss of palm trees.

Martha Cervantes, resident, expressed concern with possible traffic and parking issues.

Rick Cleveland, resident, expressed concerns with parking and a need for a traffic signal.

Joe Morgan, resident, expressed that the project does not match the surrounding neighborhood.

Applicant, Bryan Bergeron, addressed the Commission and the public's concerns. Continued community outreach regarding the perimeter wall construction and discussion with the City regarding tree relocation were discussed.

Chair Woody closed the public hearing.

Commission discussion focused on safety, design elements, and palm trees.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission adopt Resolution No. 2626 GRANTING PP2023-0008 based on the findings contained in the staff report and conditions of approval, with the added conditions that: The developer shall collaborate with adjacent neighbors on wall removals where project wall are proposed; The gates at the ends of the storm drain easements shall be 7 feet high; and The developer shall discuss with Community Services Department to determine if any of the existing palm trees within the public right of way along Taylor Avenue can be protected in place; and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State Guidelines for Implementing CEQA. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

3. TTM 37895 (CONTINUED): Tentative Tract Map application to subdivide 61.6 acres into 103 single family residential lots in the R-1-12 zone, located on the east and west sides of Laurel Canyon Way, south of Sherborn Avenue and north of Shadow Valley Drive. (Applicant: Emad Bolus for Mari Girgis, LLC)

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for TTM 37895.

Julie Beeman, representing the applicant, provided a presentation that provided responses to concerns that were raised from the December 11, 2023 public meeting.

Discussion ensued between the Commission and applicant, in regards to project concerns and community outreach. Staff responded to inquiries on the traffic study.

Bill Brooks, civil engineer representing the applicant, addressed questions regarding the sewer connections for the project.

Chair Woody opened the public hearing.

Dave Arlington, resident, spoke in opposition to the project's secondary access on State Street.

Chris Salazar, resident, presented photos of development around his home and damage to his property.

Megan Salazar, resident, referred to the original project site plans and notices, and noted a lack of security in the area.

Donald Napier, resident, spoke in opposition to potential traffic increase on State Street.

Barry Wagner, resident, spoke on damage from previous project blasting, traffic concerns, and the lack of communication from the new developer.

John Brown, resident, expressed that the project should 'make things right' before moving forward.

Julie Trapp, resident, expressed concerns with the city and county agencies not working together, incomplete safety measures, and street width calculations.

Dwight Peterson, board member of the Belair HOA, requested the conditions of approval include all unfinished items from the previous developer.

Carol Stoecklein, resident, expressed concerns with traffic safety.

Joe Morgan, resident, expressed opinions on the developer's portrayal of sewer agreement, project blasting, and State Street traffic.

Ryan Mordahl expressed support for the project and completion of the development with conditions of approval.

Chair Woody closed the public hearing.

Commission discussion returned to annexation questions, lack of community outreach by the developer, traffic safety, and possible conditions of approval or alternate motions.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the

Planning and Housing Commission CONTINUE TTM 37895 off-calendar to a future Planning and Housing Commission meeting. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

4. PP2022-0003: Precise Plan to review the site plan, architecture, landscaping and other features associated with the development of two industrial buildings totaling 334,520 square feet, located at 1375 Magnolia Avenue within the Business Park (BP) land use designation of the Corona Magnolia Specific Plan. (Applicant: Jeremy Mape, B9 Magnolia Owners, LLC)

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for PP2022-0003.

Discussion ensued between the Commission and staff, in regards to the environmental clean-up efforts, layout, and history of the project site.

Chair Woody opened the public hearing.

Gary Edwards, representing the applicant, addressed the Commission.

Tracy Zinn, environmental consultant for the applicant, addressed the Commission's questions regarding the project's Mitigated Negative Declaration and Mitigation Monitoring.

Joe Morgan, resident, spoke in favor of the project.

Chair Woody closed the public hearing.

Commission discussed a condition of approval regarding noise during future construction.

A motion was made by Commissioner Longwell, seconded by Commissioner Alexander, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and adopt Resolution No. 2621 GRANTING PP2022-0003 based on the findings contained in the staff report and conditions of approval, with the added condition that: Applicant shall notify the residents of La Corona Mobile Home Park, located to the north of the subject site, when construction hours occur outside of the normal construction hours; and with the amended condition that: Prior to building permit issuance, the developer shall post a bond for its fair share amount of the future construction of all street, sidewalk, and BNSF equipment related improvements needed for pedestrian access and the safe transition of road improvements, including bike lane, from the southwest corner of the project boundary to the intersection of El Camino Avenue (collectively the "North BNSF Improvements"). Prior to building permit issuance, the developer shall enter into a mutually acceptable agreement with the City, which shall, at a minimum, allocate between the City and the developer the proportionate fair share costs for construction of the North BNSF Improvements and full reimbursement for the BNSF grade crossing improvements located on the south side of Magnolia Avenue at the intersection of El Camino Avenue, which are part of the City's CIP program ("South BNSF Improvements"). Contingent upon developer timely receiving the appropriate approvals for the BNSF improvements (to confirm, which would need to be prior to completion of the required improvements for the subject property development), the

agreement shall also require the developer to construct both the North BNSF Improvements and the South BNSF Improvements and will provide for reimbursement from the City for its proportionate fair share of the entire costs. In no way shall the approval of plans, issuance of permits and/or construction (start or completion) of the BNSF improvements affect the Developer's ability to occupy the buildings by way of a CO or TCO, provided an interim traffic control plan with signage for pedestrian and bicycle movement is reviewed and approved by the City Engineer. In order to construct the BNSF Improvements, and provided that the City has obtained all necessary approvals, the developer will be required to enter into a grade crossing construction agreement with the City and BNSF and otherwise comply with all standards and regulations imposed by BNSF for the construction of the North BNSF Improvements and the South BNSF Improvements, which in no event shall affect developer's ability to construct its project improvements. In the event the City has not obtained the required approvals for the BNSF improvements by the time Developer has completed construction of its project buildings, the Developer shall have the right to pay the City for its fair share of the BNSF improvements, have its bond released, and shall have no further obligations regarding the construction or financing of the BNSF improvements. This entire Condition is predicated on the Developer proceeding with construction of its development prior to the City commencing construction of the BNSF improvements (the "who goes first concept" as discussed with the City). The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

5. GPA2023-0002: A General Plan Amendment to amend the General Plan land use designation of 5.15 acres located at 430 W. Foothill Parkway from General Commercial (GC) to High Density Residential (HDR, 15-36 dwelling units per acre, and up to 75 du/ac for senior units) (APN: 114-070-020, 114-070-021 and 114-070-022). (Applicant: O & I Development)

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for GPA2023-0002, SPA2023-0004, CFPA2023-0001, and PP2023-0006. The Commission agreed that the items be presented together and then voted on separately.

The applicant's representatives, Carissa Savant and Crystal Robinson, presented details of their organization and of the proposed senior living facility project.

Discussion ensued between the Commission and staff, in regards to the senior facility, guest parking, history of the site, and fencing alternatives.

Chair Woody opened the public hearing.

David Clark, tenant of nearby shopping center, spoke in favor of the project.

Chair Woody closed the public hearing.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and APPROVAL of GPA2023-0002 to the City Council, based on the findings contained in the staff report, and adopt Resolution No. 2624 granting GPA2023-0002 as part of Cycle 1 of General Plan Amendments for 2024. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

Absent: 2 - Vice Chair Vernon, and Commissioner Siqueland

6. SPA2023-0004: Specific Plan Amendment to the Mountain Gate Specific Plan (SP-89-01) to change the land use of 5.15 acres located at 430 W. Foothill Parkway from Commercial (C) to Senior Citizen Residential (SCR) and establish commensurate development standards for the SCR designation (APNs 114-070-020, 114-070-021 and 114-070-022). (Applicant: O & I Development)

Chair Woody opened and closed the public hearing, with no further discussion.

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and APPROVAL of SPA2023-0004 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

Absent: 2 - Vice Chair Vernon, and Commissioner Siqueland

7. CFPA2023-0001: Community Facilities Plan Amendment to the South Corona Community Facilities Plan to change the land use designation of 5.15 acres from Commercial (C) to Senior Citizen Residential (SCR) for property located at 430 W. Foothill Parkway (APN: 114-070-020, 114-070-021 and 114-070-022). (Applicant: O & I Development)

Chair Woody opened and closed the public hearing, with no further discussion.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration with Mitigation Monitoring Plan and APPROVAL of CFPA2023-0001 to the City Council, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

Absent: 2 - Vice Chair Vernon, and Commissioner Siqueland

8. PP2023-0006: Precise Plan to review the site plan, architecture, landscaping and other features associated with the development of a 107-unit senior assisted living facility on 5.15 acres, located at 430 W. Foothill Parkway in the proposed Senior Citizen Residential (SCR) land use designation of the Mountain Gate Specific Plan (APNs 114-070-020, 114-070-021 and 114-070-022). (Applicant: O & I Development).

Chair Woody opened and closed the public hearing, and the Commission inquired about the lot line adjustment process.

A motion was made by Chair Woody, seconded by Commissioner Longwell, that the Planning and Housing Commission adopt Resolution No. 2625 GRANTING PP2023-0006 based on the findings and conditions of approval. The motion carried by the following vote:

Aye: 3 - Chair Woody, Commissioner Alexander, and Commissioner Longwell

Absent: 2 - Vice Chair Vernon, and Commissioner Siqueland

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta expressed gratitude to the Commissioners for their attendance and review of the items and to Staff for their hard work in preparing the items presented this evening.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

February 26, 2024

ZTA2024-0001: Zone text amendment to Title 17 of the Corona Municipal Code to add Chapter 17.67 to establish regulations for Low Barrier Navigation Centers, an amendment to Chapter 17.87 to update the requirements for Density Bonus Agreements to be consistent with State law, and an amendment to Chapter 17.91 to update and provide objective findings for the approval of Precise Plan applications. (City of Corona)

ZTA2024-0002: Zone text amendment to Title 17 of the Corona Municipal Code to amend Chapter 17.74 to prohibit temporary signs in the public rights-of-way. (City of Corona)

ADJOURNMENT

Chair Woody adjourned the meeting at 11:04 p.m. to the Planning and Housing Commission meeting of Monday, February 26, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.