

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, November 21, 2022

Council Chambers - 6:00 p.m.



Craig Siqueland, Chair
Bridget Sherman, Vice Chair
Karen Alexander, Commissioner
Diana Meza, Commissioner
Matt Woody, Commissioner

EXHIBIT 4

ROLLCALL

Present 5 - Chair Craig Siqueland, Vice Chair Bridget Sherman, Commissioner Karen Alexander, Commissioner Diana Meza, and Commissioner Matt Woody

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Commissioner Alexander led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [22-0909](#) Approval of minutes for the Planning and Housing Commission meeting of November 7, 2022.

Attachments: [11072022 - P&H Minutes - DRAFT](#)

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

Aye: 4 - Chair Siqueland, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

Abstain: 1 - Vice Chair Sherman

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [22-0873](#) TTM 38277: Tentative Tract Map application to subdivide 34.27 acres into 13 numbered lots for the development of 118 residential condominium units and 19 lettered lots for private streets, open space, and private parks, located south of Bedford Canyon Road and Hudson House Drive, west of Interstate 15, in the Medium Density Residential, Parks, and Open Space designations within the Arantine Hills Specific Plan. (Applicant: Brian Milich, Pacific Ventures Management LLC)

Attachments: [Staff Report](#)[Exhibit 1 - Locational & Zoning Map](#)[Exhibit 2 - Tentative Tract Map 38277](#)[Exhibit 3 - Conditions of Approval](#)[Exhibit 4 - Conceptual Grading Plan](#)[Exhibit 5 - Conceptual Utility Plan](#)[Exhibit 6 - Applicant's Letter](#)

Chair Siqueland directed staff to present TTM 38277 and PP2022-0002 at the same time since the items are associated. The Chair stated that the public comments and motions of the items would be taken separately after the staff presentation.

Sandra Yang, Senior Planner, reviewed the staff report and exhibits for TTM 38277 and PP2022-0002.

Discussion ensued among Commissioners and staff regarding how "condominiums" compare to "single family residences".

Chair Siqueland opened the public hearing.

Dwight Woodward, resident, asked if the public access, trails and park would connect to the south side of Bedford Wash. He also asked if there would be a pedestrian, bike or road connection to the county road south of the project.

Joe Morgan, resident, had concerns regarding the proximity of this project to Interstate 15, noting particulate and pollutant that affect health.

Applicant, Brian Milich of Pacific Ventures Management LLC, updated the Commission on the various phases of the Arantine Hills project, including land sales, completion of bridge to current phase 2B, grading, number of total units, and noise wall. He clarified that a condominium map, instead of a fee simple map, allows them to meet the minimum lot size requirements of the City while accommodating the number of units allowed by the Specific Plan. He responded stated there is a public trail on the north side within the private community, but there are no plans to connect the trails to the south side, which is owned by County Flood. Commissioner Alexander asked about the private bridge over Bedford Wash, final grading elevations, whether there would be a trail on the south side of the project, and if there could be a connection to the dirt road on the south side of the wash. Mr. Milich stated there are no plans to connect to the dirt road on the south side of the wash. He expressed that Bedford is a private community, and certain disclosures were made to the existing Bedford home owners at the time they purchased their homes, and a trail on the south side of the Bedford Wash was not contemplated nor disclosed. Commissioner Alexander expressed a desire with having a trail staging area on the south side of the bridge for

persons living in the development. Commissioner Alexander and the applicant discussed the width of park space (Lot C). Commissioner Woody asked, and the developer responded, as to why less units are being built than allowed under the specific plan. Differences between fee simple maps and condominium maps was discussed. Chair Siqueland and the applicant discussed on-street parking and garage use within the development, clarifying that Covenants, Conditions, and Restrictions (CC&Rs) address these issues. Commissioner Meza inquired, and the applicant responded, about public vehicle access and trailhead parking. The applicant and Commission discussed the amenities and facilities available to the owners within the private community.

Chair Siqueland closed the public hearing.

A motion was made by Vice Chair Sherman, seconded by Commissioner Alexander, that the Planning and Housing Commission approve TTM 38277, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

3. [22-0885](#) PP2022-0002: Precise Plan application to review the site plan, architecture, landscaping, and fencing associated with the development of 118 residential condominium units and two private parks located south of Bedford Canyon Road and Hudson House Drive, west of Interstate 15, in the Medium Density Residential, Parks and Open Space designations within the Arantine Hills Specific Plan. (Applicant: Brian Milich, Pacific Ventures Management LLC)

Attachments: [Staff Report](#)[Exhibit 1 - Resolution No. 2598](#)[Exhibit 2 - Locational & Zoning Map](#)[Exhibit 3 - Site Plan](#)[Exhibit 4 - Conditions of Approval](#)[Exhibit 5 - Unit Allocation Exhibit](#)[Exhibit 6 - Floor Plans for 47' x 80' Lots](#)[Exhibit 7 - Floor Plans for 50' x 80' Lots](#)[Exhibit 8 - Unit Mix Exhibit](#)[Exhibit 9 - Elevation Plans for 47' x 80' EUA](#)[Exhibit 10 - Elevation Plans for 50' x 80' EUA](#)[Exhibit 11 - Conceptual Landscape Plan](#)[Exhibit 12 - Conceptual Park Plan](#)[Exhibit 13 - Trail Plan](#)[Exhibit 14 - Bedford Trails & Public Accesss Exhibit](#)[Exhibit 15 - Conceptual Fence & Wall Plan](#)[Exhibit 16 - Applicant's Letter](#)

Chair Siqueland noted that public comments were received for this item as part of the prior item, and asked Commissioners if they had any other questions.

Commission discussed concern with on-street parking and a perceived discrepancy between parking to house square footage, and concern with trail access to the south side of Bedford Wash. Commissioner Alexander expressed interest in a condition that the applicant open discussions with the Riverside County Flood Control on creating a trail on the south side of Bedford Wash, and how this project can benefit the Trails Master Plan.

Chair Siqueland reopened the public hearing to accommodate the applicant's response to the Commissioner Alexander's proposed conditions. The applicant stated they are open to discussion with County Flood, but expressed concern with controlling public access through the community and his concerns with prior disclosures to current property owners.

The Commission was concerned as to whether the lack of connection now would impede the future implementation of the Trails Master Plan. The Commission discussed a potential condition of approval regarding a trail on the south side of Bedford Wash. The Commission discussed parking for the residents, and the required sound wall.

Applicant agreed to opening discussions as proposed by the Commission, noting a balance is needed to satisfy expectations of the community's residents and the Trails Master Plan project. Staff urged Commission to be clear on actions the applicant must take when imposing a condition, to avoid ambiguity.

Commissioner Alexander presented a condition that the applicant meet with the Community Services Department to discuss the Trail Master Plan project, meet with County Flood Control to determine if they will accept a trail, and report out on whether the south side of the wash is relevant to implementing the Trail Master Plan. There was further discussion regarding parking.

Chair Siqueland closed the public hearing.

The Commission further discussed the potential for a trail on the south side of Bedford Wash. The Commission's concerns with parking and the sound wall were also discussed and set aside as adequately addressed by CC&Rs, available street parking, and the sound study recommendations. The Commission agreed on adding the condition presented by Commissioner Alexander requiring that the applicant shall in good faith consider an expansion of trail system to the south side of Bedford Wash by meeting with the City's Community Service Director to discuss the Trails Master Plan, meet with the County Flood Control District, and evaluate the constraints of connectivity.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, that the Planning & Housing Commission adopt Resolution No. 2598 granting PP2022-0002 based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

Aye: 5 - Chair Siqueland, Vice Chair Sherman, Commissioner Alexander, Commissioner Meza, and Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Mr. Eastman, Planning Manager, stated that Director Coletta had sent Commissioners information regarding the Housing Element Rezoning Program and Objective Design Guidelines for their review. He also reported that the City Clerk's office received an appeal for the telecommunication monopole at Cresta Verde Park, which was recently denied by the Commission. A Council meeting date has not yet been set for the appeal.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:37 p.m. to the Planning and Housing Commission meeting of Monday, December 12, 2022, commencing at 6:00 p.m. in the City Hall Council Chambers.