

City of Corona

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

Planning and Housing Commission Minutes - Final

Monday, January 8, 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 5 - Chair Matt Woody, Vice Chair Marie Vernon, Commissioner Karen Alexander, Commissioner Sarah Longwell, and Commissioner Craig Siqueland

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Alexander led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of December 11, 2023.

A motion was made by Vice Chair Vernon, seconded by Commissioner Siqueland, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

CONSENT ITEMS

2. GPCD2023-0005: Request for a General Plan Consistency Determination regarding the acquisition of approximately 0.16 acres of property located at 901 W. Sixth Street. (Applicant: Jessica Gonzalez, City of Corona Economic Development Department, 400. S. Vicentia Avenue, Corona, CA 92882)

Consent item was not pulled for discussion by Commission.

A motion was made by Commissioner Siqueland, seconded by Chair Woody, that the Planning and Housing Commission adopt Resolution No. 2623 determining that the acquisition of 0.16 acres of property located at 901 W. Sixth Street is in conformance with the City's General Plan. The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

PUBLIC HEARINGS

3. TTM 37805: Tentative Tract Map to create one lot on 0.42 acres for residential condominium purposes, located at the northeast corner of River Road and Cota Street (APN: 119-081-012), in the R-3 (Multiple Family Residential) zone. (Applicant: Aurangzeb Mirza - 2020 Jurupa Valley LLC)

Chair Woody explained that applications TTM 37805 and CUP2022-0004 would be presented together, and then discussed and voted on individually.

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for both projects.

Discussion ensued between the Commission and staff regarding landscaping, security of storage area, maintenance plan for project, and community outreach conducted by applicant.

Chair Woody opened the public hearing.

Mr. Aurangzeb Mirza, applicant, responded to Commission's questions.

Chair Woody closed the public hearing.

Commissioner's had no further discussion.

A Motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of TTM 37805 to the City Council, based on the findings contained in the staff report and conditions of approval

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

- 4.** CUP2022-0004: Conditional Use Permit to establish nine residential condominium units on 0.42 acres, located at the northeast corner of River Road and Cota Street, in the R-3 (Multiple Family Residential) zone (APN: 119-081-012). (Applicant: Aurangzeb Mirza, 2020 Jurupa Valley LLC)

Discussion regarding the Conditional Use Permit focused on the storage area and the parking lot turn-around area in the site plan design.

Chair Woody opened and closed the public hearing, without public comment received.

Commissioners agreed the project was a creative use of a small area.

A motion was made by Chair Woody, seconded by Commissioner Alexander, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15322, and adopt Resolution No. 2622 GRANTING CUP2022-0004, based on the findings contained in the staff report and conditions of approval
The motion carried by the following vote:

Aye: 5 - Chair Woody, Vice Chair Vernon, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Joanne Coletta, Director of Planning and Development Department, shared staff updates with the Commission. Ms. Coletta shared that a consultant was retained to aid in amending the Downtown Revitalization Specific Plan; and she requested that the Commissioners select by the next Commission meeting up to two commissioners to participate in an upcoming stakeholders meeting. The stakeholder meetings will not be public and will be conducted on a one-on-one basis, tentatively in February 2024.

Joe Morgan, resident, addressed the Commission on upholding the expectations for the design standards in the downtown area.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

FUTURE AGENDA ITEMS

Future agenda items were noted for the Planning Commission meetings of January 22 and February 12, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 6:42 p.m. to the Planning and Housing Commission meeting of Monday, January 22, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.