

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, October 23, 2023

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** 4 - Chair Matt Woody, Commissioner Karen Alexander, Commissioner Sarah Longwell, and Commissioner Craig Siqueland
- Absent** 1 - Vice Chair Marie Vernon

CALL TO ORDER

Chair Woody called the meeting to order.

PLEDGE OF ALLEGIANCE

Chair Longwell led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

Resident, Joe Morgan, addressed the Commission to express concerns.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of October 9, 2023.

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

- Aye:** 4 - Chair Woody, Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. CZ17-001: Application to change the zone of two parcels totaling approximately 3.47 acres from A-14.4 (Single Family Residential, minimum lot size of 14,400 square feet) to R-1-8.4 (Single Family Residential, minimum lot size of 8,400 square feet) located on the south side of Corona Avenue and east of Interstate 15. (Applicant: Christine Lotter, Baulot LLC)

Chair Woody explained that projects CZ17-001 and TTM 37024 would be presented together, and then individually discussed and decided on one at a time.

Sandra Yang, Planning Manager, reviewed the staff report and exhibits for CZ17-001 and TTM 37024.

Discussion ensued between Commission and City Staff regarding the history of this Change of Zone application.

Chair Woody opened the public hearing.

Andrew Calise, resident, expressed concerns with the environmental and traffic impacts of project.

Joe Morgan, resident, congratulated Ms. Yang on new title.

David Leonard, representative for the applicant, addressed the Commission regarding the analyses conducted for project, and he answered questions regarding the cul-de-sac waiver, drainage details, and the plan for HOA (Home Owners Association), City and/or Riverside County Flood Control maintenance.

Chair Woody closed the public hearing.

The Commission made final comments.

A motion was made by Commissioner Longwell, seconded by Commissioner Siqueland, that the Planning and Housing Commission recommend adoption of the Subsequent Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of CZ17-001 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 - Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

Nay: 1 - Chair Woody

- 3.** TTM 37024: Tentative Tract Map application to subdivide 6.25 acres into 15 single family residential lots located on the south side of Corona Avenue and east of Interstate 15 in the R-1-8.4 zone. (Applicant: Christine Lotter, Baulot LLC)

The Tentative Tract Map project was presented with the Change of Zone, and discussion continued regarding the TTM.

Staff answered Commission questions regarding the drainage features in this area, the responsibility of maintenance, and details of noise analysis and mitigation.

Chair Woody opened the public hearing.

Mr. Leonard addressed the Commission and spoke on the elevation of the project site.

Mr. Calise addressed the Commission and expressed concerns regarding the project.

Mr. Morgan expressed opposition to an HOA for the proposed project.

Chair Woody closed the public hearing.

Joanne Coletta, Planning and Development Director, proposed an added condition of approval allowing Staff and applicant to further evaluate annexation of this project to a

CFD (Community Facilities District) for the maintenance of the water quality basin. She also addressed other concerns regarding street widening and the environmental analysis.

Chair Woody opened and closed the public hearing to allow applicant to answer an additional Commission question.

Commission provided final comments.

A motion was made by Commissioner Siqueland, seconded by Commissioner Alexander, that the Planning and Housing Commission recommend adoption of the Subsequent Mitigated Negative Declaration and Mitigation Monitoring Plan and APPROVAL of TTM 37024, based on the findings contained in the staff report and conditions of approval, with the added condition that: Prior to map recordation, the developer and City staff shall evaluate the maintenance of the project's WQMP basin by the City's CFD instead of a homeowner's association. If it is determined that the maintenance by the CFD is more effective for the long-term maintenance of the WQMP basin, the developer shall include the WQMP basin within their CFD 2016-3 annexation application, and all easements required for maintenance and access shall be dedicated to the City. The motion carried by the following vote:

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

4. CUPM2021-0004: Application to modify Conditional Use Permit 17-004 (CUP17-004) to revise the originally approved site plan and architectural design for a senior housing development consisting of 62 units on 2.14 acres in the R-3 (Multiple Family Residential) zone, located at 159 N. Buena Vista Avenue (APN: 118-290-049). (Applicant: Milad Oueijan, on behalf of Pierre Saad, property owner)

Chair Woody proposed continuing this item to the next Planning Commission meeting, as Commissioner Vernon was not present.

Commissioner Siqueland inquired on the application's timeline and the jurisdiction of a previous meeting's lack of majority vote on this application. Ms. Coletta provided clarification.

Commission consensus was that since a Commission quorum was present to weigh fairly on the new details of the application, the item should be heard at this meeting.

Rocio Lopez, Consulting Planner, reviewed the staff report and exhibits for CUPM2021-0004.

Commission inquired on details of the project.

Chair Woody opened the public hearing.

Mr. Morgan expressed opposition to project.

Sandra Contreras, citizen, addressed Commission and expressed concerns for the safety of her mother and sisters, who live adjacent to the proposed project site.

Elvira Chagolla, resident and caregiver to mother and special needs sister, who live adjacent to project site, also expressed safety concerns on busy Buena Vista street.

Chair Woody closed the public hearing.

Discussion ensued between Commission and Staff regarding the traffic analysis. Commissioners provided comments on project details.

Chair Woody opened the public hearing to allow applicant to address Commission.

Milad Oueijan, applicant, addressed Commission concerns and agreed to adding conditions of approval.

Chair Woody closed the public hearing.

Staff summarized the added conditions of approval for Commission to make a motion.

A motion was made by Commissioner Siqueland, seconded by Commissioner Alexander, that the Planning and Housing Commission adopt Resolution No. 2620 GRANTING CUPM2021-0004, based on the findings contained in the staff report and conditions of approval, with the added conditions that: Applicant shall construct the southern driveway and southern right-of-way public improvements prior to the issuance of the building permit; Southern driveway shall be utilized as the primary ingress and egress during the project construction phase for all vehicles, including construction equipment; Applicant shall submit a Traffic Management Control Plan to the City Engineer for review and approval prior to the issuance of a grading permit; and Applicant shall provide washer and dryer hookups within each of the residential units. The motion carried by the following vote:

Aye: 3 - Commissioner Alexander, Commissioner Longwell, and Commissioner Siqueland

Nay: 1 - Chair Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Ms. Coletta, updated the Commission on topics presented at the Fall Policy Workshop.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commission congratulated Ms. Yang as City's new Planning Manager.

ADJOURNMENT

Chair Woody adjourned the meeting at 8:57 p.m. to the Planning and Housing Commission meeting of Monday, November 6, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.