

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, July 10, 2023

Council Chambers - 6:00 p.m.



**Chair Craig Siqueland
Vice Chair Bridget Sherman
Commissioner Karen Alexander
Commissioner Marie Vernon
Commissioner Matt Woody**

EXHIBIT 4

ROLLCALL

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

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Sherman led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

ELECTION OF CHAIR / VICE CHAIR

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, to elect Matt Woody as Chair for the 2023 year. The motion carried by all members.

A motion was made by Commissioner Alexander, seconded by Vice Chair Sherman, to elect Marie Vernon as Vice Chair for the 2023 year. The motion carried by all members.

MEETING MINUTES

1. [23-0568](#) Approval of minutes for the Planning and Housing Commission meeting of June 26, 2023.

Attachments: [062623 - P&H Minutes - DRAFT](#)

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

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

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [23-0556](#) CUP2023-0002: Conditional Use Permit application to develop 50 apartment units on 2.96 acres, located on the west side of Temescal Canyon Road and on the north and south sides of Fashion Drive, in the Commercial designation of the Dos Lagos Specific Plan. (Applicant: Pat Tritz of Rexco Development)

Attachments: [Staff Report.pdf](#)
[Exhibit 1 - Resolution No. 2612](#)
[Exhibit 2 - Locational and zoning map](#)
[Exhibit 3 - Site Plan, approved under PP2018-0003](#)
[Exhibit 4 - Site Plan, proposed for CUP2023-0002](#)
[Exhibit 5 - Floor Plans](#)
[Exhibit 6 - Elevation renderings and material palette](#)
[Exhibit 7 - Circulation plan](#)
[Exhibit 8 - Conceptual landscape and fence plan](#)
[Exhibit 9 - Conditions of Approval](#)
[Exhibit 10 - Applicant's letter dated May 11, 2023](#)
[Exhibit 11 - Environmental documentation](#)

Eva Choi, Associate Planner, reviewed the staff report and exhibits for CUP2023-0002.

Staff responded to questions from Commissioner Woody regarding guest parking.

Chair Siqueland opened the meeting for public comments.

Applicant, Pat Tritz of Rexco Development, answered Commission's questions regarding resident and guest parking, pool areas, parking for the adjacent hotel, and security of shared amenities.

Chair Siqueland closed the public comments.

Commissioner Alexander expressed her support of the project mix of units size and design, and likes the idea that the development is gated and has shared amenities. She commented on the project in comparison to the Terrano 1 development previously constructed across the street. She supported the change in land use to residential from the commercial previously entitled. Chair Siqueland agreed with Commissioner Alexander and expressed support of the project, stating that it is consistent in with the Terrano 1 project already constructed across the street. Commissioner Woody agreed with Commissioner Alexander, and expressed his support, stating the project is likely as good as it could be given the circumstances.

A motion was made by Commissioner Woody, seconded by Vice Chair Sherman, that the Planning and Housing Commission adopt the Addendum to the adopted Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2612 GRANTING CUP2023-0002, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioners expressed thanks to Chair Siqueland for his leadership as Chairperson for 2 1/2 years. Chair Siqueland welcomed the newly elected officers.

FUTURE AGENDA ITEMS

V2022-0001 (CONTINUED): Variance from Section 17.74.130(A) of the Corona Municipal Code to allow for an off-site pylon sign for the Los Arcos Plaza, located at 161-191 N. McKinley Street. (Applicant: Kerry Batres, Inland Signs / CPI Properties, LLC). This item was continued at the June 26, 2023 meeting to the July 24, 2023 meeting.

ADJOURNMENT

Chair Siqueland adjourned the meeting at 6:30 p.m. to the Planning and Housing Commission meeting of Monday, July 24, 2023, commencing at 6:00 p.m. in the City Hall Council Chambers.