

City of Corona

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

Planning and Housing Commission Minutes - Final

Monday, March 25, 2024

Council Chambers - 6:00 p.m.



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

EXHIBIT 3

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

Vice Chair Vernon led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of March 11, 2024.

A motion was made by Commissioner Siqueland, seconded by Vice Chair Vernon, 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

None.

PUBLIC HEARINGS

2. SPA2023-0006: Specific Plan Amendment to the North Main Street District Plan, Section 4.3, to allow for building materials sales with indoor and outdoor storage in the Transit Commercial (TC) District. (Applicant: Daniel Delaney, Ganahl Lumber Company)

Bryan Martinez, Assistant Planner, reviewed the staff report and exhibits for SPA2023-0006.

Discussion ensued between the Commission and staff regarding details of the project, the zoning, general history, and the historic building on the property.

Chair Woody opened the public hearing.

Joe Morgan, resident, stated the historic building on the property should be preserved.

Dan Delaney, the applicant, addressed the Commission via Zoom. He answered

questions regarding their business' storage and shipping procedures, as well as the status and future plans for the historic building on their site.

Chair Woody closed the public hearing.

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of SPA2023-0006 to the City Council, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3). The motion carried by the following vote:

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

- 3.** TTM 38572: Tentative Tract Map application to subdivide 85.51 acres into 47 numbered lots for the development of 546 residential condominium units and 50 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development in the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Spaces designations within the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. (Applicant: Jason Perrine, Arantine Hills Holding LP)

Sandra Vanian, Planning Manager, reviewed the staff report and exhibits for TTM 38572 and PP2023-0004, as they are related to the same project.

Discussion ensued between the Commission and staff regarding these items as they relate to the Bedford Community, the Arantine Hills Specific Plan, and the Trail Master Plan.

Chair Woody opened the public hearing.

Sharon Carriedo, resident, mentioned the trail connection to the properties outside of this development and wanted to know if future discussions with the residents will occur when those trails are extended.

Joe Morgan, resident, commented that the 'end goal' of the remaining upper plateau on the hill is not yet known, and that the access to this area has not been evaluated.

Brian Milich, applicant, presented a history of the project site, and answered the Commission's questions regarding accessibility to the 'upper McMillan plateau', the Trails Master Plan, and Bedford Wash improvements.

Chair Woody closed the public hearing.

Joanne Coletta, Planning and Development Director, provided the Commission a brief history of the Arantine Hills Specific Plan and the trail plan that was required within the development before the city initiated the Trails Master Plan. The trail plan within the development is consistent with the specific plan.

A motion was made by Commissioner Alexander, seconded by Commissioner Siqueland, that

the Planning and Housing Commission recommend to the City Council APPROVAL of TTM 38572, 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

- 4. PP2023-0004: Precise Plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks in the Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. (Applicant: Jason Perrine, Arantine Hills Holding LP)

This item was presented with the previous presentation on TTM 38572.

The Commission appreciated the continuity of this project with previous phases of the community.

A motion was made by Commissioner Alexander, seconded by Chair Woody, that the Planning and Housing Commission adopt Resolution No. 2630 GRANTING PP2023-0004 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

- 5. GPA2023-0005: General Plan Amendment to the Land Use Element and Housing Element to update the City's Housing Sites Inventory of the Housing Element for Planning Period 2021-2029. (Applicant: City of Corona)

Joanne Coletta, Planning and Development Director, reviewed the staff report and exhibits for items 5 thru 7: GPA2023-0005, SPA2023-0008, and CZ2023-0007, which are related to the Housing Element Rezoning Program.

The Commission thanked Ms. Coletta for the various adjustments made in these items and for explaining the Affordable Housing Overlay (AHO) as a 'planning mechanism' needed to comply with State housing mandates.

Chair Woody opened the public hearing.

Josie Garcia, a leasing agent, asked questions regarding the AHO's effect on any current or future tenants.

Chair Woody closed the public hearing.

A motion was made by Vice Chair Vernon, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of GPA2023-0005, based on the findings contained in the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1 2023, and adopt Resolution No. 2629 granting GPA2023-0005 as part of Cycle 2 of General Plan Amendments for 2024. The motion carried by the following vote:

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

- 6. SPA2023-0008: Amendment to various specific plans to include an Affordable Housing Overlay zone to the existing zoning on certain properties and to change 1.33 acres from Gateway Business to Multifamily Residential to meet the City’s mandated Regional Housing Needs Assessment required by the General Plan Housing Element for Planning Period 2021-2029. (Applicant: City of Corona)

This SPA2023-0008 item was presented with the previous presentation on GPA2023-0005.

The Commission inquired which Specific Plans would be affected by this amendment, and Ms. Coletta noted the Downtown Revitalization, El Cerrito, and Northeast Specific Plans.

Chair Woody opened the public hearing.

Susan Studer, resident, expressed concerns if low-income housing is built on the property at McKinley Street and Magnolia Avenue, noting that crime is already a problem in this general area.

Chair Woody closed the public hearing.

A motion was made by Commissioner Longwell, seconded by Commissioner Siqueland, that the Planning and Housing Commission recommend APPROVAL of SPA2023-0008 to the City Council, based on the findings contained in the staff report and the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1 2023. The motion carried by the following vote:

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

- 7. CZ2023-0007: Change of zone to include an Affordable Housing Overlay zone to the existing zoning on certain properties to meet the City’s mandated Regional Housing Needs Assessment required by the General Plan Housing Element for Planning Period 2021-2029 (Applicant: City of Corona)

This CZ2023-0007 item was presented with the previous presentation on GPA2023-0005.

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

A motion was made by Commissioner Alexander, seconded by Commissioner Longwell, that the Planning and Housing Commission recommend APPROVAL of CZ2023-0007 to the City Council, based on the findings contained in the staff report and the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1 2023. 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

Ms. Coletta updated the Commission on the week's events, including that City Council's Study Session voted to move forward with the Historic Resource Ordinance revisions, which will come before the Planning Commission sometime in the summer. In addition, the establishment of a Historic Preservation Board will be forthcoming. She also shared that the Council approved by majority the ban of temporary signs in the right-of-way, which will go into effect on May 3, 2024.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Chair Woody expressed appreciation for the invitation extended to the Commission for the Annual Ramadan Interfaith event on March 24, 2024.

Commissioner Alexander shared the knowledge she gained in various workshops at the League of California Cities Planning Commission Academy, which she attended with Vice Chair Vernon.

Vice Chair Vernon also shared highlights of the workshops she attended at this Planning Commission Academy.

FUTURE AGENDA ITEMS

Future agenda items are scheduled for the Planning and Housing Commission meeting of April 8, 2024.

ADJOURNMENT

Chair Woody adjourned the meeting at 8:41 p.m. to the Planning and Housing Commission meeting of Monday, April 8, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.