

City of Corona

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

Planning and Housing Commission Meeting Agenda

Monday, August 24, 2020

Council Chambers - 6:00 p.m.



Karen Alexander, Chair
Craig Siqueland, Vice Chair
David Hooks, Commissioner
Timothy Jones, Commissioner
Diana Meza, Commissioner

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.

MEETING MINUTES

1. **MINUTES** - [Approval of minutes for the Planning and Housing Commission meeting of August 10, 2020.](#)

Attachments: [20200810-P&H Minutes - DRAFT](#)

CONSENT ITEMS

PUBLIC HEARINGS

(Items listed below are advertised as public hearings requiring review by the Planning and Housing Commission.)

2. **PUBLIC HEARING** - [PP2020-0001: Precise Plan application for the review of an apartment complex consisting of 15 units on 1.13 acres in the R-3 \(Multiple Family Residential\) zone located on the north side of West 8th Street, approximately 170 feet east of Sherman Avenue. Applicant is Hannibal Petrossi of Petrossi & Associates, Inc., 1300 Bristol Street North, Suite 270, Newport Beach, CA 92660.](#)

That the Planning and Housing Commission adopt Resolution No. 2559 GRANTING PP2020-0001 based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff report](#)
[Exhibit 1 - Resolution No. 2559](#)
[Exhibit 2 - Locational and zoning map](#)
[Exhibit 3.A - Site plan](#)
[Exhibit 3.B - Conditions of Approval](#)
[Exhibit 3.C - Elevations](#)
[Exhibit 3.D - Floor & roof plans](#)
[Exhibit 3.E - Conceptual landscape plan](#)
[Exhibit 3.F - Fence and wall plan](#)
[Exhibit 3.G - Signage](#)
[Exhibit 3.H - Trash enclosure](#)
[Exhibit 3.I - Preliminary Grading and Utility Plans](#)
[Exhibit 3.J - Applicant's letter dated May 20, 2020](#)
[Exhibit 4 - Environmental documentation](#)
[PP2020-0001 PowerPoint Presentation](#)

- 3. PUBLIC HEARING** - [PPM2020-0002: Modification to Precise Plan 2018-0002 originally approved on May 7, 2018 to add two new single family floorplans with various architectural themes for the remaining 137 lots within Tract 36541 located south of Green River Road and Sierra Bella Drive, in the LDR-1 designation of the Sierra Bella Specific Plan \(SP04-001\). \(Applicant: Jennifer Johnson with Lennar Homes of California, Inc., 980 Montecito Drive, Suite 302, Corona, CA 92879\)](#)

That the Planning and Housing Commission adopt Resolution No. 2560 GRANTING PPM2020-0002 based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff report](#)
[Exhibit 1 - Resolution No. 2560](#)
[Exhibit 2 - Locational map](#)
[Exhibit 3.A - Site plan](#)
[Exhibit 3.B - Conditions of Approval](#)
[Exhibit 3.C - Toccata floor plans](#)
[Exhibit 3.D - Lennar's sloping ceiling feature](#)
[Exhibit 3.E - Toccata elevation plans](#)
[Exhibit 3.F - Toccata color schemes](#)
[Exhibit 3.G - Crescendo floor plans](#)
[Exhibit 3.H - Crescendo elevation plans](#)
[Exhibit 3.I - Crescendo color schemes](#)
[Exhibit 3.J - Sonata elevation plans \(previously approved plan\)](#)
[Exhibit 3.K - Adagio - elevation plans \(previously approved plan\)](#)
[Exhibit 3.L - Conceptual landscape plan](#)
[Exhibit 3.M - Typical front yard landscape plan](#)
[Exhibit 3.N - Conceptual wall and fence plan](#)
[Exhibit 3.O - Slope exhibit](#)
[Exhibit 3.P - Applicant's letter dated August 6, 2020](#)
[Exhibit 4 - Environmental documentation](#)
[PPM2020-0002 PowerPoint Presentation](#)

WRITTEN COMMUNICATIONS

ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

- 4. REPORT** - [Report on hotel parking required by Chapter 17.76, Off-Street Parking, of the Corona Municipal Code and comparison to other cities.](#)

Attachments: [Staff report](#)

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Tuesday, September 8, 2020, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.

Corona City Hall Online, All the Time- www.CoronaCA.gov

NOTICE TO THE PUBLIC:

If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.

Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Community Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Community Development Department.

Written communications from the public for the agenda must be received by the Community Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING IS BEING RECORDED