

# City of Corona

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

## **Planning and Housing Commission Meeting Final Agenda**

**Monday, December 11, 2023**

**Council Chambers - 6:00 p.m.**



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

The Planning and Housing Commission meeting of December 11, 2023 will be conducted in person. You may attend in person or remotely. To participate remotely, please use the following link: <https://coronaca-gov.zoom.us/j/88364587674>

## 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 November 20, 2023.](#)

**Attachments:** [112023 - P&H Minutes - DRAFT](#)

## CONSENT ITEMS

*(Items listed below are not advertised as public hearings.)*

## PUBLIC HEARINGS

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

2. **PUBLIC HEARING** - [TTM 37895: Tentative Tract Map application to subdivide 61.6 acres into 103 single family residential lots in the R-1-12 zone, located on the east and west sides of Laurel Canyon Way, south of Sherborn Avenue and north of Shadow Valley Drive. \(Applicant: Emad Bolus for Mari Girgis, LLC\)](#)

**That the Planning and Housing Commission** recommend adoption of the Addendum to the adopted Mitigated Negative Declaration and Mitigation Monitoring Plan, and APPROVAL of TTM 37895, based on the findings contained in the staff report and conditions of approval.

**Attachments:** [Staff Report](#)

[Exhibit 1 - Locational and Zoning Map](#)

[Exhibit 2 - Tentative Tract Map 37895](#)

[Exhibit 3 - Conditions of Approval](#)

[Exhibit 4 - Project Circulation Exhibit](#)

[Exhibit 5 - Community Flyer](#)

[Exhibit 6 - Community Meeting Map](#)

[Exhibit 7 - Community Meeting Sign-In Sheet and Written Comments](#)

[Exhibit 8 - Environmental Documentation](#)

## WRITTEN COMMUNICATIONS

## ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta.*

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

## FUTURE AGENDA ITEMS

*No immediate action is taken on Future Agenda items; this section serves to highlight items that will be considered at upcoming Planning and Housing Commission meetings. Items that appear in this section will take place under the appropriate section of the agenda and will be accompanied by a staff report.*

*January 8, 2024: Items are still pending final notification.*

*January 22, 2024:*

*PP2023-0003: Precise Plan application for the proposed development of the Magnolia Avenue Business Center Project consisting of two industrial buildings totaling 334,520 square feet on 16.6 gross acres, located at the northeast corner of Magnolia Avenue and El Camino Avenue at 1375 Magnolia Avenue (APN: 107-030-022) within the Business Park land use designation of the Corona Magnolia Specific Plan. (Applicant: Jeremy Mape, B9 Magnolia Owners, LLC)*

**ADJOURNMENT**

*The next meeting of the Planning and Housing Commission is scheduled for Monday, January 8, 2024, 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](http://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 Planning & 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 Planning & Development Department.*

*Written communications from the public for the agenda must be received by the Planning & 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**