

City of Corona

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

Planning and Housing Commission Minutes - Final

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**

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

Commissioner Siqueland led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

1. Approval of minutes for the Planning and Housing Commission meeting of November 20, 2023.

A motion was made by Chair Woody, seconded by Commissioner Longwell, 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. 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)

Sandra Yang, Planning Manager, reviewed the staff report and exhibits for TTM 37895.

Discussion ensued between Commission and City staff regarding details of the project and its relation to a proposed adjacent project in the County of Riverside; the annexation attempts of that County area; a street signal addition and the flow of traffic; a second access point to the proposed community, and the timing of utilities and other infrastructure in the development.

Chair Woody opened the public hearing.

Bill Brooks, civil engineer representing the applicant, addressed the Commission's questions. He gave them an update on the project site utilities and informed them of efforts by the former developer to annex the County area into the City.

Kevin Tsang, representing the County of Riverside Transportation Department, confirmed that the proposed project's secondary access road on Shadow Valley Drive would become privately managed by an HOA (Homeowners Association), and would not fall under the maintenance of the County.

Dave Arlington, resident, spoke in opposition to the project. He criticized the traffic report and proposed exploring alternative points of access that avoid State Street.

Jennifer Pyles, resident, spoke in opposition to project's potential traffic increase on State and Poppy Streets.

Julie Trapp, resident, opposed the project and described Laurel Canyon Road as already dangerous, steep, and "F-rated". She mentioned the 'broken promises' of the developers.

Joe Morgan, resident, questioned the annexation efforts discussed and the timing scheduled on proposed added street signal at State Street and Ontario Avenue.

Carol Stoecklein, resident, opposed the project and the construction traffic that would come into Old Temescal Road, a narrow street with limited visibility.

David Dirig, resident, opposed the project and mentioned that the current traffic report does not address FastTrak/HOV lane traffic.

Megan Salazar, resident, opposed the project, described the structural and environmental damage that occurred during the initial grading of the project, which was conducted by a previous developer.

Mr. Brooks addressed the questions brought up by the residents and the Commission.

Tom Huang, traffic consultant for the applicant, addressed the traffic report's scope of study.

Julie Beeman, environmental consultant for the applicant, addressed the history of the environmental issues experienced by the previous applicant.

Chair Woody closed the public hearing.

Commission discussion returned to the possible annexation of the County project to unify the area under City jurisdiction, road safety on Old Temescal Road, and the damages that both City and County residents claim have not been rectified by the

developers.

Chair Woody opened the public hearing to allow the applicant to address questions. Ms. Salazar also spoke again to clarify the area of her concerns.

Chair Woody closed the public hearing.

The consensus of the Commission was to continue discussion of this item, so that various details of the project could be researched and addressed as needed. The Commission drafted a list of items for further review by the applicant and staff.

A motion was made by Chair Woody, seconded by Commissioner Alexander, that the Planning and Housing Commission CONTINUE TTM 37895 to the Planning and Housing Commission meeting of February 12, 2024. 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 mentioned that elections for the Planning and Housing Commission Chair and Vice Chair will take place in June or July, at the 12 month point after the last elections took place.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Siqueland inquired if fencing is required for the discussed project site while the area is pending development. Ms. Coletta responded that there is no requirement for fencing.

FUTURE AGENDA ITEMS

The Planning and Housing Commission meetings on January 8, 2024 and January 22, 2024 have agenda items scheduled.

ADJOURNMENT

Chair Woody adjourned the meeting at 8:09 p.m. to the Planning and Housing Commission meeting of Monday, January 8, 2024, commencing at 6:00 p.m. in the City Hall Council Chambers.