

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, August 23, 2021

Council Chambers - 6:00 p.m.



**Craig Siqueland, Chair
Karen Alexander, Vice Chair
Diana Meza, Commissioner
Bridget Sherman, Commissioner
Matt Woody, Commissioner**

EXHIBIT 4

ROLLCALL

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

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Vice Chair Alexander led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

MEETING MINUTES

These minutes were approved.

1. [21-0782](#) Approval of minutes for the Planning and Housing Commission meeting of July 12, 2021.

Attachments: [07122021 - Planning and Housing Commission minutes - DRAFT](#)

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

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

CONSENT ITEMS

2. [21-0783](#) Review of Steadfast River Run, L.P. request to the Corona Housing Authority to consent to the sale of the River Run Senior Apartments to Avanath River Run, LP. (Applicant: Steadfast River Run, L.P.)

Attachments: [Staff Report](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Assignment of Amended and Restated Affordable Housing Agreement](#)

[Exhibit 3 - Assignment of Regulatory Agreement](#)

[Exhibit 4 - Subordination Agreement](#)

Vice Chair Alexander asked to pull the item from the Consent Calendar.

Cynthia Lara, Administrative Services Manager, reviewed the staff report and exhibits

for the Steadfast request to sell the River Run Senior Apartment project to Avanath River Run, L.P.

Discussion ensued between city staff, Commissioners and the applicant's representatives, Connor Mortland and Nick Dunlap. Vice Chair Alexander asked questions about maintaining affordability for the residents from one owner to the next, future improvements and expressed her concerns with landscape. Commissioner Woody asked questions regarding the existing loan balance and about the applicant purchasing more properties like the River Run Senior Apartments. He also shared his support for the applicant. Commissioner Meza asked the applicant to clarify that there will be no increase of rental cost after the new renovations are made. The applicant representatives clarified that they invest in tenant upgrades for asset preservation purposes, and rent increases/decreases for affordable units are dictated by HUD's annual income criteria.

A motion was made by Commissioner Woody, seconded by Vice Chair Alexander, that the Planning and Housing Commission recommend approval of Steadfast River Run, L.P. request to sell the River Run Senior Apartment project to Avanath River Run, L.P. The motion carried by the following vote:

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

PUBLIC HEARINGS

3. [21-0744](#) HRLM2021-0001: Application to nominate a home, built in 1928 and located at 1205 Palm Avenue, as an Historic Landmark on the Corona Register of Historic Resource. (Applicant: Steve and Beata Bizal)

Attachments: [Staff Report](#)

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

[Exhibit 2.A - Statement of Architectural Significance](#)

[Exhibit 2.B - Statement of Historical Significance](#)

[Exhibit 2.C - 2021 Photographs of Subject Property](#)

[Exhibit 3 - Environmental Documentation](#)

[Power Point Presentation](#)

Rafael Torres, Assistant Planner, reviewed the staff report and exhibits for HRLM2021-0001.

Discussion ensued with city staff, Commissioners and the applicant, Steve Bizal. Commissioner Sherman asked if the addition made to the home in 2009 would be a part of the historical features. Jay Eastman, Planning Manager, explained that the addition is not a contributing factor for the home to be nominated as a historical structure, and therefore the additions are not historic. However, the additions could become historic over time. The Commission asked, and staff clarified, that all future

work to the property would need to be designed in a manner that is consistent with the character of the landmark structure. Chair Siqueland read three written comments from the public. One letter was submitted via email from Jose Flores, who was opposed to the approval. Two letters were received prior to the start of the meeting from John & Margaret Johnson and Georgia Lambert Randall, both in favor of the approval. Steve Bizal, the applicant, expressed his love for his home, the unique structure and architect work. Mr. Bizal responded to concerns from his neighbor. The Commissioners shared their admiration for the home. Vice Chair Alexander expressed concern with landscaping obscuring the house. Chair Siqueland asked that the City's heritage inventory records be revised to clarify that the residence was constructed in 1928.

A motion was made by Commissioner Woody, seconded by Commissioner Meza, that the Planning and Housing Commission recommend approval of Historic Resource Landmark 2021-0001 (HRLM2021-0001) to the City Council based on the findings contained in the staff report. The motion carried by the following vote:

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

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Jay Eastman, Planning Manager, announced that the Planning Division is working on putting together a Study Session for The Planning & Housing Commissioners on Monday September 20, 2021 to discuss the City's parking standards. Mr. Eastman also mentioned that City staff had a meeting with HCD on Monday August 23, 2021 regarding the City's draft Housing Element Update, and staff will be working to make revisions as necessary to meet required deadlines.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:17 p.m. to the Planning and Housing Commission meeting of Tuesday, September 7, 2021, commencing at 6:00 p.m. in the City Hall Council Chambers.