

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Tuesday, November 13, 2018

6:00 PM

Council Chambers

## Planning and Housing Commission

*Mitchell Norton, Chair*  
*Timothy Jones, Vice Chair*  
*Tony Dunn, Commissioner*  
*Jeff Ruscigno, Commissioner*  
*Vacant, Commissioner*

## ROLLCALL

**Present** 4 - Tim Jones, Mitchell Norton, Jeff Ruscigno, and Tony Dunn

**1. CALL TO ORDER****2. PLEDGE OF ALLEGIANCE**

Commissioner Ruscigno led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

JOE MORGAN, RESIDENT, addressed his concern regarding All American Asphalt and the monitoring of certain issues that were presented by the residents at the October 22, 2018 Planning and Housing Commission meeting. The project was approved by City Council on November 7, 2018; however, Mr. Morgan stated the agreement to monitor the issues raised by residents was not in official writing.

JOANNE COLETTA, DIRECTOR, stated for clarification, a condition of approval was added to the Surface Mining Permit, and it is public record. Staff will be following up with All American Asphalt as well.

**4. MEETING MINUTES**

[18-2162](#) Approval of minutes for the Planning and Housing Commission meeting of September 24, 2018.

**Attachments:** [20180924-P&H Minutes - DRAFT](#)

**A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of September 24, 2018. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

[18-2252](#) Approval of minutes for the Planning and Housing Commission meeting of October 22, 2018.

**Attachments:** [20181022-P&H Minutes - DRAFT](#)

**A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission approve the meeting minutes of October 22, 2018. The motion carried by the following vote:**

**5. CONSENT ITEMS**

None.

## 6. PUBLIC HEARINGS

[18-2255](#)

GPA2018-0001: (CONTINUED) Application to amend the General Plan designation on approximately 31 acres from Agriculture to MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 42.5 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 110.1 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.0 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

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

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2256](#)

DA15-001 Amendment: (CONTINUED) First amendment to the Arantine Hills Development Agreement (DA15-001) to include and extend the development rights and obligations of the original development agreement to the 31.2 acres proposed to be added to the project area by SPA2018-0001, an application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

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

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2257](#)

SPA2018-0001: (CONTINUED) Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to: 1) re-allocate units among the planning areas with no additional units being added and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way; 2) amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density

Residential (MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); 3) amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; 4) add a new Planning Area 18 for 1.2 acres of additional Park (P); and 5) commensurate conforming revisions to the specific plan document (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

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

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

[18-2258](#)

PM 37036: (CONTINUED) Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), located west of Interstate 15, south of Eagle Glen Parkway (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

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

[Exhibit 1 - Letter from New Home Company dated November 2, 2018](#)

Chair Norton stated that the applicant requested a continuance to the Planning and Housing Commission meeting of November 26, 2018. Chair Norton asked if there is anyone from the public that wants to comment on these applications at this time.

FRED MYERS, RIVERSIDE COUNTY RESIDENT, thanked staff for taking action on certain items he presented at the October 22, 2018 Planning and Housing Commission meeting. Mr. Myers spoke on a Memorandum of Sale Agreement from 2016 and stated he will address his other concerns at the November 26, 2018 Planning and Housing Commission meeting.

**A motion was made by Ruscigno seconded by Dunn, that the Planning and Housing Commission CONTINUE items GPA2018-0001, SPA2018-0001, DA15-001, and PM 37036 to the Planning and Housing Commission meeting of November 26, 2018. The motion carried by the following vote:**

[18-2233](#)

SUF2018-0001: Request for a similar use finding that metal punching and pressing of small components is considered similar to uses permitted in the M-1 (Light Manufacturing) Zone, such as the use machine shop, the manufacturing of goods made from metal, and the manufacturing of electronic equipment, components, and products. (Applicant: Nicholas Ravlich of Ravlich Enterprises, LLC 10550 Lawson River Avenue Fountain Valley, CA 92708).

- Attachments:** [Staff Report](#)  
[Resolution No. 2526](#)  
[Exhibit A - Corona Municipal Code Chapter 17.44.030 Permitted Uses](#)  
[Exhibit B - Applicant's letter dated October 3, 2018 describing the use and operations of the business](#)  
[Exhibit C - Environmental Documentation](#)  
[PPT for SUF2018-0001](#)

Commissioner Ruscigno recused himself due to a conflict of interest.

At the request of Chair Norton, Lupita Garcia, Assistant Planner, reviewed the staff report for SUF2018-0001. At the conclusion of her presentation, Ms. Garcia offered to answer any questions of the Commission.

ADAM HILL, REPRESENTING RAVLICH ENTERPRISES, LLC, provided a brief overview of the project and why there is a need for it.

Commissioner Dunn had a question regarding decibel levels.

Chair Norton opened the public hearing.

BRIAN TRESSEN, RESIDENT, spoke in favor of the project.

JOE MORGAN, RESIDENT, spoke in favor of the project. He suggested possibly changing the ordinance.

Chair Norton closed the public hearing.

Discussion ensued between the Commission and staff regarding the threshold between small and larger pieces of metal.

Ms. Coletta stated there is a need to generally update the City's ordinance.

**A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission GRANT SUF2018-0001, and adopt Resolution No. 2526 based on the analysis and findings made pursuant of Section 17.88.050 of the Corona Municipal Code that metal punching and pressing of small components is permitted in the M-1 (Light Manufacturing) Zone and similar to the use machine shop, the manufacturing of goods made from metal and the manufacturing of electronic equipment, components, and products. The motion carried by the following vote:**

**Aye:** 3 - Jones, Norton, and Dunn

**Recused:** 1 - Ruscigno

[18-2220](#)

PM 36667: Parcel map application to subdivide 1.60 acres into four

parcels for single-family residential purposes located at the terminus of Riverbend Circle, generally on the east side of Fullerton Avenue and south of Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend, LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

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

[Locational and Zoning Map](#)

[Exhibit A - Parcel Map 36667](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Applicant's letter, dated October 8, 2018, providing essential subdivision information](#)

[Exhibit D - Information regarding community meetings held in April and May 2016](#)

[Exhibit E - Flyer for community meeting held on October 15, 2018](#)

[Exhibit F - Presentation for community meeting held on October 15, 2018](#)

[Exhibit G - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit H - Environmental Documentation](#)

[PM 36667, TTM 36634, PP15-004 PP Presentation](#)

At the request of Chair Norton, Sandra Yang, Senior Planner, reviewed the staff report and exhibits for the three related public hearing items PM 36667, TTM 36634, and PP15-004. At the conclusion of her presentation, Ms. Yang offered to answer any questions of the Commission.

MICHAEL KIM, PROJECT ENGINEER REPRESENTING POPPYBEND LLC., thanked staff for hearing the proposal.

MELVIN AOU, REPRESENTING POPPYBEND LLC, stated he is available to answer any questions.

CATHERINE HALLETT, RESIDENT, spoke on her concern regarding the fact that the largest home proposed in the project will be located right behind her home. Her request is that a smaller home be built behind her home and that the setbacks be similar. Ms. Hallett also mentioned her concern about the maintenance and upkeep to the proposed landscape area. Ms. Hallett stated she is also speaking on behalf of one of her neighbors who has the same concerns.

HOWARD LOMBARDI, RESIDENT, spoke on his concern regarding the stability of the existing block wall once the grading begins, the ability to maintain the area by the 11 residents, and the accessibility of the area from the street.

KATHY HUMPHRY, RESIDENT, spoke on her concerns regarding the

maintenance of the slope and the maintenance of the existing iron fencing.

AMIT CHANDRA, RESIDENT, spoken on his concern regarding additional traffic.

Chair Norton closed the public hearing.

DON SCHWEITZER, ARCHITECT FOR THE PROJECT, addressed the concerns regarding the setbacks and size of the properties.

Mr. Aou addressed the concerns regarding the maintenance of the landscape areas, the stability of the existing retaining wall, and traffic concerns.

Mr. Kim addressed the concern regarding accessibility of the area from the street and the placement of other single story homes.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, provided information on the traffic study and on the proposed wall. Mr. Koper recommended that the current homeowners photo-document the condition of the existing retaining wall and their swimming pools. Mr. Koper also spoke on the CC and Rs that will directly effect each property owner.

Commissioner Dunn asked for clarification on the block wall that was mentioned earlier.

Mr. Koper provided an explanation between the existing wall and the new proposed wall.

Discussion ensued between Vice Chair Jones, staff and the applicant on the type of shrubbery that will be planted and the height of the shrubbery.

Discussion ensued between Commissioner Ruscigno, staff and the applicant regarding the protective guard rail, shrubbery and landscape, parking options and clarification on the Homeowners Association.

Commissioner Ruscigno stated he would like to add a condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site be 36-inch box in size at the time of installation.

Chair Norton reopened the public hearing.

TOM RICHINS, RESIDENT, applauded the Planning and Housing Commissioners for their well thought-out questions. He is in favor of this

project.

Chair Norton closed the public hearing.

**A motion was made by Jones, seconded by Ruscigno, that the Planning and Housing Commission recommend APPROVAL of PM 36667 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

[18-2253](#)

TTM 36634: Tentative tract map application to create one buildable lot for residential condominium purposes and two lettered lots for streets and other improvements on 2.32 acres to facilitate the development of 11 single-family detached condominium homes located on the east side of Hudson Avenue at Poppyseed Lane, generally west of Fullerton Avenue at Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

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

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36634](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Site Plan](#)

[Exhibit D - Applicant's letter, dated October 8, 2018, giving required subdivision information](#)

[Exhibit E - Information regarding community meetings held in April and May 2016](#)

[Exhibit F - Letter from Monte Verde HOA, dated October 27, 2018](#)

[Exhibit G - Mailer for community meeting held on October 15, 2018](#)

[Exhibit H - Presentation for community meeting held on October 15, 2018](#)

[Exhibit I - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit J - Mailer for Ferndale Street residences](#)

[Exhibit K - Public correspondence](#)

[Exhibit L - Environmental Documentation](#)

**A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of TTM 36634, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

[18-2260](#)

PP15-004: Precise plan application to review the site design, architecture,

fencing, and landscaping associated with the development of 11 single-family detached condominium homes on 2.32 acres located on the east side of Hudson Avenue at Poppyseed Lane and four single-family homes on 1.60 acres located at the terminus of Riverbend Circle, generally on the west and east sides of Fullerton Avenue near Taber Street in the Medium Density Residential designation of the Corona Vista Specific Plan (SP90-5) (Applicant: Melvin Aou, Poppybend LLC, 18340 Yorba Linda Blvd., Suite 107-200, Yorba Linda, CA 92886).

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

[Resolution No. 2525](#)

[Locational and Zoning Map](#)

[Exhibit A-1 - Site Plan for Condominium Development](#)

[Exhibit A-2 - Site Plan for Single-Family Development](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit D - Floor Plans for Single-Family Development](#)

[Exhibit E-1 - Colored Elevations for Condominium Development](#)

[Exhibit E-2 - Colored Elevations for Single-Family Development](#)

[Exhibit F-1 - Detailed Elevations for Condominium Development](#)

[Exhibit F-2 - Detailed Elevations for Single-Family Development](#)

[Exhibit G - Landscape Plan for Condominium Development](#)

[Exhibit H - Landscape Plan for Single-Family Development](#)

[Exhibit I - Open Space Plan](#)

[Exhibit J - Fences and Walls for Condominium Development](#)

[Exhibit K - Fences and Walls for Single-Family Development](#)

[Exhibit L - Photos of the South Retaining Wall and Tubular Steel Fence](#)

[Exhibit M - Cross-section Details of the South Project Boundaryline](#)

[Exhibit N - Conceptual Grading Plan for Condominium Development](#)

[Exhibit O - Applicant's letter dated July 17, 2017, addressing criteria for Precise Plan](#)

[Exhibit P - Information regarding community meetings held in April and May 2016](#)

[Exhibit Q - Letter from Monte Verde HOA, dated October 27, 2018](#)

[Exhibit R - Flyer for community meeting held on October 15, 2018](#)

[Exhibit S - Presentation for community meeting held on October 15, 2018](#)

[Exhibit T - Minutes and sign-in sheet for community meeting held on October 15, 2018](#)

[Exhibit U - Mailer for Ferndale Street residences](#)

[Exhibit V - Public correspondence](#)

[Exhibit W - Environmental Documentation for Condominium Development](#)

[Exhibit X - Environmental Documentation](#)

A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and the Mitigation Monitoring Plan and adopt Resolution No. 2525 GRANTING PP15-004, with an added condition that the street trees to be installed within the parkway along Hudson Avenue and Fullerton Avenue adjacent to the project site shall be 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

[18-2254](#)

V2017-0101: Application for a variance from Sections 17.70.060 (A) and 17.70.060 (F) (1) of the Corona Municipal Code to increase the height of a perimeter tube steel fence from five feet to eight feet within the front yard and from seven feet to eight feet within the side and rear yards for a new city water reservoir site located on the southeast corner of Nelson Street and Keith Street (3985 Nelson Street) in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

**Attachments:**

[Staff Report](#)

[Resolution No. 2524](#)

[Locational and Zoning Map](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C1 - C2 - Fence Plan and Details](#)

[Exhibit D - Landscape Plan](#)

[Exhibit E - Applicant's letter, dated October 12, 2018](#)

[Exhibit F - Environmental Documentation](#)

[Exhibit G - Letter of objection, dated June 22, 2018](#)

[CUP17-002 V2017-0101 PP Presentation](#)

At the request of Chair Norton, Harald Luna, Associate Planner, reviewed the staff report and exhibits for the two related public hearing items V2017-0101 and CUP17-002. At the conclusion of his presentation, Mr. Luna offered to answer any questions of the Commission.

MAYRA CABRERA, UTILITY ENGINEER, stated she is available to answer any questions.

Commissioner Ruscigno asked what the height is of the reservoir on the north side of Nelson from Masters Drive.

TOM MOODY, DWP GENERAL MANAGER, stated it is 24 feet above grade.

Chair Norton opened the public hearing.

RUSSELL TULL, RESIDENT, spoke on his concern regarding the structural integrity of the water tower and the possibility of flooding due to a crack or a leak. Mr. Tull also spoke on his concern regarding the empty lot adjacent to the proposed water tower and the potential fire hazard it could be.

JOE MORGAN, RESIDENT, asked what the funding source is for this project. Mr. Morgan stated he is also interested in hearing about the steps the City will take if there is a flood or leak due to the water tower.

Chair Norton closed the public hearing.

Mr. Moody stated that the project will partially be funded by the developer and partially funded by the current rate-payer system. Mr. Moody stated that most of the piping for this project is underground. In addition, inside the piping are check valves. For example, if there is an earthquake, the check valves would automatically shut down. Also, staff would have the ability to control the valves if needed.

Vice Chair Jones spoke on his concern regarding potential graffiti to the water tower. He would like to see more mature landscape planted around the tower. He would like all trees to be planted at the project site to be a minimum of 36-inch box in size at time of installation.

Mr. Moody stated staff is willing to use mature landscaping and the department is aware of potential graffiti and will address any graffiti in a timely manner.

Discussion ensued between Commissioner Ruscigno and staff regarding the ground level placement of the water tower.

**A motion was made by Ruscigno, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2524 GRANTING V2017-0101, based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

[18-2234](#)

CUP17-002: Conditional Use Permit application to establish a 2.5 million-gallon potable water reservoir on 0.90-acres located at 3985 Nelson Street in the R-1A (Single-Family Residential, 40,000 square-foot minimum lot size) Zone. (Applicant: Vernon Weisman, District Engineer, City of Corona, Department of Water and Power, 755 Public Safety Way, Corona, CA 92880).

**Attachments:** [Staff Report](#)  
[Resolution No. 2523](#)  
[Locational and Zoning Map](#)  
[Exhibit A - Site Plan](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibit C - Conceptual rendering of reservoir](#)  
[Exhibit D - Potable Water Storage Reservoir Cross Sections](#)  
[Exhibit E - Landscape Plan](#)  
[Exhibit F1 - F2 - Fence Plan and Details](#)  
[Exhibit G - Letter of Objection, dated June 22, 2016](#)  
[Exhibit H - Environmental Documentation](#)  
[Exhibit I - Applicant's letter, dated December 14, 2016](#)

**A motion was made by Dunn, seconded by Jones, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and Resolution No. 2523 GRANTING CUP17-002, adding a condition that all trees to be planted at the project site shall be a minimum of 36-inch box in size at time of installation and based on the findings contained in the staff report and conditions of approval. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

[18-2231](#) ZTA2018-0001: Proposal to amend various sections of, and add a new subsection to, Title 17 pertaining to: 1) lot coverage for legal non-conforming smaller lots in residential zones with larger minimum lot size standards (CMC Sections 17.06.120; 17.08.120; 17.10.120; 17.11.120; 17.12.120; 17.20.120; 17.64.010[E] (new); and 2) amend Sections 17.85.040(B)(2) and (C)(3) pertaining to parking requirements for accessory dwelling units in order to conform with recent state legislation (Applicant: City of Corona).

**Attachments:** [Staff Report](#)  
[Exhibit A - Proposed zone text amendment to CMC Chapter 17.64 \(Lots and Yards\)](#)  
[Exhibit B - Proposed zone text amendment to CMC Chapters 17.06, 17.08, 17.10, 17.11, 17.12 and 17.20 \(Agriculture and Single Family Zones\)](#)  
[Exhibit C - Proposed zone text amendment to Chapter 17.85 \(Accessory Dwelling Units\)](#)  
[Exhibit D - Aerial depicting small lot development in the Overlook Addition](#)  
[Exhibit E - Environmental documentation](#)  
[Exhibit F - Letter of suport from Ms. Melissa Hendrickson](#)  
[PPT for ZTA2018-0001](#)

At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed

the staff report and exhibits for public hearing item ZTA2018-0001. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno asked if this was part of the annexation that took place years back.

Mr. Koper stated part of the area was within the City jurisdiction, the other was part of Riverside County.

Commissioner Ruscigno asked for clarification on the location of the assessor dwelling units.

Ms. Manuel explained the ZTA deals with two separate topics neither of which affects the other.

Discussion ensued regarding the assessor dwelling units.

Chair Norton opened the public hearing.

MELISSA HENDRICKSON, RESIDENT, thanked staff for all their hard work. Her main goal in the design was to place the master bedroom downstairs.

WES SPEAKE, RESIDENT, spoke on his concerns regarding future larger lots being converted to smaller lots and parking standards.

JOE MORGAN, RESIDENT, stated these types of situations should be approved on a case by case basis.

Ms. Manuel provided responses to Mr. Speake and Mr. Morgan's concerns. Ms. Manuel also stated that it is acceptable to combine a zone text amendment.

Ms. Coletta provided additional information on the lot coverage regulations.

Commissioner Ruscigno asked for clarification on the minimum of the small lot size on single family homes.

Ms. Coletta provided a response confirming that the minimum lot size in the city of 7.200 square feet is not changing.

**A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Plan and APPROVAL of ZTA2018-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:**

Aye: 4 - Jones, Norton, Ruscigno, and Dunn

## 7. WRITTEN COMMUNICATIONS

None.

## 8. ADMINISTRATIVE REPORTS

Ms. Coletta stated there will be a Study Session on Wednesday, November 14, 2018 at 3:30 p.m.

## 9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

None.

## 10. PLANNING AND HOUSING COMMISSION ORAL REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES

[18-2266](#) Report by Commissioner Ruscigno on the November 7, 2018 Infrastructure Committee meeting.

**Attachments:** [20181107-Infrastructure Committee agenda](#)

Mr. Ruscigno stated there was discussion and review of the Mangular Blend Station from the Public Works Department.

## 11. ADJOURNMENT

Chair Norton adjourned the meeting at 8:15 p.m. to the Planning and Housing Commission meeting of Monday, November 26, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.