

City of Corona

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

Planning and Housing Commission Meeting Final Agenda

Monday, March 25, 2024

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 March 25, 2024 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/81300435724>

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 March 11, 2024.](#)

Attachments: [031124 - 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** - [SPA2023-0006: Specific Plan Amendment to the North Main Street District Plan, Section 4.3, to allow for building materials sales with indoor and outdoor storage in the Transit Commercial \(TC\) District. \(Applicant: Daniel Delaney, Ganahl Lumber Company\)](#)

That the Planning and Housing Commission recommend APPROVAL of SPA2023-0006 to the City Council, based on the findings contained in the staff report and conditions of approval, and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3).

Attachments: [Staff Report](#)
 [Exhibit 1 - Locational Map](#)
 [Exhibit 2 - North Main Street Land Use Plan](#)
 [Exhibit 3 - Proposed Specific Plan Amendment to Section 4.3](#)
 [Exhibit 4 - Conditions of Approval](#)
 [Exhibit 5 - Applicant's letter dated August 24, 2023](#)
 [Exhibit 6 - Environmental Documentation](#)
 [Powerpoint](#)

3. **PUBLIC HEARING** - [TTM 38572: Tentative Tract Map application to subdivide 85.51 acres into 47 numbered lots for the development of 546 residential condominium units and 50 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development in the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Spaces designations within the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. \(Applicant: Jason Perrine, Arantine Hills Holding LP\)](#)

That the Planning and Housing Commission recommend to the City Council APPROVAL of TTM 38572, 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 38572](#)
 [Exhibit 3 - Conditions of Approval](#)
 [Exhibit 4 - Applicant's letter, dated May 16, 2023](#)
 [Exhibit 5 - Letter from Riverside County Flood Control & Water Conservation District, dated March 21](#)
 [Powerpoint](#)

-
4. **PUBLIC HEARING** - [PP2023-0004: Precise Plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks in the Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations of the Arantine Hills Specific Plan, located southwest of Clementine Way and Hudson House Drive. \(Applicant: Jason Perrine, Arantine Hills Holding LP\)](#)

That the Planning and Housing Commission adopt Resolution No. 2630 GRANTING PP2023-0004 based on the findings contained in the staff report and conditions of approval.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2630](#)

[Exhibit 2 - Locational and Zoning Map](#)

[Exhibit 3 - Site Plan](#)

[Exhibit 4 - Conditions of Approval](#)

[Exhibit 5 - Single Family Detached Units Elevations and Floor Plans 50' x 80'](#)

[Exhibit 6 - Single Family Detached Units Elevations and Floor Plans 47' x 80'](#)

[Exhibit 7 - Alley Loaded Units Elevations and Floor Plans](#)

[Exhibit 8 - Tri-plex Units Elevations and Floor Plans](#)

[Exhibit 9 - Townhome Units Elevations and Floor Plans](#)

[Exhibit 10 - Duplex Units Elevations and Floor Plans](#)

[Exhibit 11 - Six-pack Units Elevations and Floor Plans](#)

[Exhibit 12 - Landscape Plan](#)

[Exhibit 13 - Park Plan](#)

[Exhibit 14 - Trails Plan](#)

[Exhibit 15 - Fence and Wall Plan](#)

[Exhibit 16 - Letter from Riverside County Flood Control and Water Conservation District, dated March 2024](#)

5. PUBLIC HEARING - [GPA2023-0005: General Plan Amendment to the Land Use Element and Housing Element to update the City's Housing Sites Inventory of the Housing Element for Planning Period 2021-2029. \(Applicant: City of Corona\)](#)

That the Planning and Housing Commission recommend APPROVAL OF GPA2023-0005, based on the findings contained in the staff report and the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1, 2023, and adopt Resolution No. 2629 granting GPA2023-0005 as part of Cycle 2 of General Plan Amendments for 2024.

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution No. 2629.](#)

[Exhibit 2 - Text amendment to Table LU-1 of the General Plan.](#)

[Exhibit 3 - Updated Figure 18 of the Housing Element.](#)

[Exhibit 4 - Updated Figure 19 of the Housing Element.](#)

[Exhibit 5 - Rezone Parcels Inventory Table for Figure 18 Table \(Appendix B of Housing Element\).](#)

[Exhibit 6 - Affordable Housing Overlay Zone Site Inventory Table for Figure 19 \(Appendix B of Housing Element\).](#)

[Exhibit 7 - Land use amendment from GC to HDR.](#)

[Exhibit 8 - Environmental documentation.](#)

[Powerpoint](#)

6. PUBLIC HEARING - [SPA2023-0008: Amendment to various specific plans to include an Affordable Housing Overlay zone to the existing zoning on certain properties and to change 1.33 acres from Gateway Business to Multifamily Residential to meet the City's mandated Regional Housing Needs Assessment required by the General Plan Housing Element for Planning Period 2021-2029. \(Applicant: City of Corona\)](#)

That the Planning and Housing Commission recommend APPROVAL of SPA2023-0008 to the City Council, based on the findings contained in the staff report and the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1, 2023.

Attachments:

[Staff Report](#)

[Exhibit 1 - Proposed amendment to properties with the Downtown Revitalization Specific Plan.](#)

[Exhibit 2 - Proposed amendment to properties with the Northwest Corona Specific Plan.](#)

[Exhibit 3 - Proposed amendment to properties with the El Cerrito Specific Plan.](#)

[Exhibit 4 - Text revisions to the Downtown Revitalization Specific Plan.](#)

[Exhibit 5 - Text revisions to the Northwest Corona Specific Plan.](#)

[Exhibit 6 - Text Revisions to the El Cerrito Specific Plan.](#)

[Exhibit 7 - Email correspondence on SPA2023-0008.](#)

[Exhibit 8 - Environmental documentation.](#)

7. **PUBLIC HEARING** - [CZ2023-0007: Change of zone to include an Affordable Housing Overlay zone to the existing zoning on certain properties to meet the City's mandated Regional Housing Needs Assessment required by the General Plan Housing Element for Planning Period 2021-2029 \(Applicant: City of Corona\)](#)

That the Planning and Housing Commission recommend APPROVAL of CZ2023-0007 to the City Council, based on the findings contained in the staff report and the Addendum to the Supplemental Environmental Impact Report for the Corona Housing Element Rezoning Program certified on March 1, 2023.

Attachments: [Staff Report](#)

[Exhibit 1 - Property on River Road.](#)

[Exhibit 2 - Properties on W. Sixth Street and Smith Street.](#)

[Exhibit 3 - 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.

April 8, 2024

SPA2023-0001 (Continued): Specific Plan Amendment to the El Cerrito Specific Plan (SP 91-2) to allow educational schools in the Commercial (C) designation of the El Cerrito Specific Plan subject to the approval of a major Conditional Use Permit. (Applicant: River Springs Charter Schools)

CUP2023-0017 (Continued): Conditional Use Permit to establish a charter school within an existing commercial building located at 2115 Compton Avenue (APN: 278-060-035) in the Commercial (C) designation of the El Cerrito Specific Plan.

ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, April 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

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