



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Planning and Housing Commission

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

Monday, October 22, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL 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.

4. MEETING MINUTES

[18-2216](#)

Approval of minutes for the Planning and Housing Commission meeting of October 8, 2018.

Attachments:

[20181008-P&H Minutes - DRAFT](#)

5. CONSENT ITEMS

[18-1901](#)

Disposition and Development Agreement between the City of Corona, Corona Housing Authority and the Boureston Companies for the acquisition and development of 2.81 acres generally located south of Sixth Street, between Sheridan Street and Belle Avenue, and north and south of Seventh Street. (Applicant: City of Corona and Corona Housing Authority).

Recommended action:

That the Planning and Housing Commission recommend **APPROVAL** of the Disposition and Development Agreement to the City Council and Corona Housing Authority.

Attachments: [Staff Report](#)
 [Locational Map](#)
 [Site Plan \(Draft\)](#)
 [Draft Disposition and Development Agreement](#)

6. PUBLIC HEARINGS

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

[18-2157](#) DA2018-0001: Development Agreement between the City of Corona and Richland Ventures, Inc. establishing the vested right to develop 292 single family residential units on approximately 249.5 acres approved by Tentative Tract Map 36544 on February 1, 2017 in the R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) zone, ensure installation of necessary public improvements and assure development of the project on the project site, (generally located south of Foothill Parkway and west of Trudy Way), is done in accordance with the terms and conditions of the Agreement. (Applicant: Richland Ventures, Inc., 3161 Michelson Drive, Suite 425, Irvine, CA 92612).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL OF DA2018-0001** to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)
 [Locational and Zoning Map](#)
 [Exhibit A - Proposed Development Agreement](#)
 [Exhibit B - Environmental Documentation.pdf](#)

[18-2171](#) GPA2018-0001: 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).

Recommended action: That the Planning and Housing Commission recommend adoption of

the Addendum to the Environmental Impact Report (SCH #2006091093) certified May 19, 2016 and Supplement to the Final Environmental Impact Report adopted April 5, 2017 and **APPROVAL of GPA2018-0001** based on the findings contained in the staff report and adopt Resolution No. 2522 granting GPA2018-0001 as part of Cycle II of General Plan Amendments for 2018.

Attachments:

[Staff Report](#)

[Resolution No. 2522](#)

[Locational and Zoning Map](#)

[Exhibit A-1 - A-2 - Comparison Land Use Map and Land Use Summary changes](#)

[Exhibit B-1 - B-2 - General Plan \(2004\) Figure 11 and Opportunity Area Goals Policies](#)

[Exhibit C - Applicant's letter dated September 11, 2018 addressing project](#)

[Exhibit D - Correspondence and e-mails received from the public](#)

[Exhibit E - CEQA Addendum to EIR \(2016\) and Supplement to FEIR \(2017\)](#)

18-2175

DA15-001 Amendment: 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).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL of DA15-001 (First Amendment)** to the City Council based on the findings contained in the staff report.

Attachments:

[Staff Report](#)

[Exhibit A - Development Agreement 15-001 \(First Amendment\) Redline Version](#)

[Exhibit B - Development Agreement 15-001 \(First Amendment\) Clean Final Version](#)

18-2172

SPA2018-0001: 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).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL of SPA2018-0001** to the City Council based on the findings contained in the staff report and conditions of approval.

Attachments: [Staff Report](#)
[Locational and Zoning Map Aerial](#)
[Exhibit A-1 - Proposed Land Use Plan](#)
[Exhibit A-2 - Land Use Plan Comparison](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Comparison Land Use Summary Tables](#)
[Exhibit D - Applicant's letter dated September 11, 2018 explaining the Specific Plan Amendm](#)
[Exhibit E - Correspondence and e-mails received from the public](#)
[Exhibit F - Proposed amendment contained within revised book](#)

[18-2173](#) PM 37036: 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).

Recommended action: That the Planning and Housing Commission recommend **APPROVAL of PM 37036** to the City Council, based on the findings contained in the staff report and subject to the conditions of approval.

Attachments: [Staff Report](#)
[Locational and Zoning Map](#)
[Exhibit A - Parcel Map 37036](#)
[Exhibit B - Conditions of Approval](#)
[Exhibit C - Applicant's letter dated September 11, 2018](#)
[Exhibit D - Correspondence and e-mails from the public.pdf](#)

7. WRITTEN COMMUNICATIONS

8. ADMINISTRATIVE REPORTS

Report by Director, Joanne Coletta

9. PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

10. ADJOURNMENT

The next meeting of the Planning and Housing Commission is scheduled for Monday, November 13, 2018, 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 Community 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 Community Development Department.

Written communications from the public for the agenda must be received by the Community 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