



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, November 26, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. RECOGNITIONS/PRESENTATIONS

Presentation to Jeff Ruscigno and Tony Dunn for their tenure as Planning and Housing Commissioners.

4. 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.

5. CONSENT ITEMS

6. PUBLIC HEARINGS

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

[18-2291](#)

GPA2018-0001: Application to amend the General Plan designation on approximately 31 acres from Agriculture to LDR (Low Density Residential, 3-6 du/ac) on 8.2 acres, MDR (Medium Density Residential, 6-15 du/ac) on 9.2 acres and OS (Open Space) on 11.1 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 70.2 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 81.6 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.8

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 - Revised 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-1 - E-2 Trail Connection Exhibit from Arantine Hills Specific Plan and Project's Prec](#)
[Exhibit F - Technical Memorandum](#)
[Exhibit G - CEQA Addendum to EIR \(2016\) and Supplement to FEIR \(2017\)](#)

[18-2292](#) 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](#)

[18-2293](#) 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 a new Planning Area 17 with an LDR (Low

Density Residential) designation on 8.2 acres, a new Planning Area 17A with an MDR (Medium Density Residential) designation on 9.2 acres, and Planning Area 16A with an OS (Open Space) designation on 11.1 acres plus 2.6 acres of street right-of-way; 2) amend the configuration and acreage of Planning Area 1 (Low Density Residential) from 27.6 acres to 19.5 acres; Planning Area 2 (MDR) from 23.2 to 13.1 acres, establishing a new Planning Area 2A as HDR (High Density Residential) on 18.2 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 147 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 Revised November 2018](#)

[Exhibit A-2 - Land Use Plan Comparison Revised November 2018](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Comparison Land Use Summary Table Revised November 2018](#)

[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 amended specific plan document](#)

[Exhibit G-1 - Bicycle and Pedestrian Circulation Path from original specific plan](#)

[Exhibit G-2 - Public access portals \(Exhibit K-1 from Precise Plan 16-012\)](#)

[Exhibit H - Memorandum dated November 12, 2018 summarizing updates to Technical Stud](#)

[Exhibit I - Site cross-section at expanded boundary area](#)

18-2316

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](#)

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, December 10, 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