



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda

### Planning and Housing Commission

*Karen Alexander, Chair*  
*Timothy Jones, Vice Chair*  
*Viren Shah, Commissioner*  
*Craig Siqueland, Commissioner*  
*Vacant, Commissioner*

---

Monday, July 22, 2019

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

[19-0673](#)

Approval of minutes for the Planning and Housing Commission meeting of June 10, 2019

**Attachments:**

[20190610-P&H Minutes - DRAFT](#)

#### 5. CONSENT ITEMS

#### 6. PUBLIC HEARINGS

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

[19-0671](#)

CUP2018-0014: Conditional Use Permit application to establish and operate a 4,375-square foot public charter school within an existing commercial building located at 700 North Main Street in the CR (Commercial Retail) District of the North Main Street Specific Plan (SP99-01) (Applicant: Bill Calleja of Pivot Charter School, 700 North Main Street, Corona, CA 92880).

**Recommended action:**

That the Planning and Housing Commission recommend adoption of Resolution No. 2536 **GRANTING CUP2018-0014**, based on the findings contained in the staff report and conditions of approval.

**Attachments:**[Staff Report](#)[Resolution No. 2536](#)[Locational and Zoning Map](#)[Exhibits A-1 & A-2 - Overall Site Plan and Focused Site Plan](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Floor Plan](#)[Exhibit D - Applicant's letter describing the operations of Pivot Charter School](#)[Exhibit E - Environmental Documentation](#)[CUP2018-0014 PP Presentation](#)**19-0609**

TTM 37644: A tentative tract map application to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units and 32 lettered lots for the construction of private streets, open space, private parks, and other improvements associated with the development located south of Eagle Glen Parkway and west of Interstate 15 in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), and Park (Planning Area 18) designations of the Arantine Hills Specific Plan (SP09-001) (Applicant: John Sherwood, Arantine Hills Holding/The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92565).

**Recommended action:** That the Planning and Housing Commission recommend **APPROVAL of TTM 37644**, based on the findings contained in the staff report and conditions of approval.

**Attachments:**[Staff Report](#)[Locational & Zoning Map](#)[Exhibit A - TTM 37644](#)[Exhibit B - Conditions of Approval](#)[Exhibit C - Retaining Wall Plan](#)[Exhibit D - Residential Unit Layout Within Lot Areas](#)[Exhibit E - Applicant's letter dated April 29, 2019 giving required subdivision information for T](#)[Exhibit F - Environmental Document](#)[TTM 37644 & PP2019-0004 \(Arantine Hills\) PP Presentation](#)**19-0664**

PP2019-0004: A precise plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 490 residential condominium units and two private parks in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), Park (Planning Area 18), and Open Space (Planning Area 16) designations of the Arantine Hills Specific Plan (SP09-001) located south of Eagle Glen Parkway and west of Interstate 15 (Applicant: John Sherwood, Arantine Hills Holding/The New Home

Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92656).

**Recommended action:** That the Planning and Housing Commission adopt Resolution No. 2535 **GRANTING PP2019-0004** based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Resolution No. 2535](#)

[Locational & Zoning Map](#)

[Exhibit A-1 - Land Use Exhibit](#)

[Exhibit A-2 - Site Plan](#)

[Exhibit B - Conditions of Approval](#)

[Exhibit C - Single Family Detached Lot Coverage Exhibit](#)

[Exhibit D - Single Family Detached Exclusive Use Area \(Private Yards\) Exhibit](#)

[Exhibit E-1 - Single Family Detached Floor Plans and Elevations](#)

[Exhibit E-2 - Single Family Detached Color and Material Board](#)

[Exhibit F - 6-Pack Exclusive Use Area \(Private Yards\) Exhibit](#)

[Exhibit G-1 - 6-Pack Floor Plan and Elevations](#)

[Exhibit G-2 - 6-Pack Material and Color Elevations](#)

[Exhibit H-1 - Townhomes \(2-Story\) Floor Plans and Elevations](#)

[Exhibit H-2 - Townhomes \(2-story\) Material and Color Board.](#)

[Exhibit I - Triplex Exclusive Use Area \(Private Yards\) Exhibit](#)

[Exhibit J-1 - Triplex Floor Plans and Elevations](#)

[Exhibit J-2 - Triplex Material and Color Board](#)

[Exhibit K - 8-Pack Exclusive Use Area \(Private Yards\) Exhibit](#)

[Exhibit L-1 - 8-Pack Floor Plans and Elevations](#)

[Exhibit L-2 - 8-Pack Material and Color Board](#)

[Exhibit M-1 - Townhomes \(3 story\) Floor Plans and Elevations](#)

[Exhibit M-2 - Townhomes \(3 Story\) Material and Color Board](#)

[Exhibit N-1 - Recreation Building Floor Plans and Elevations](#)

[Exhibit N-2 - Recreation Building Material and Color Board](#)

[Exhibit O - Parking, Access, Trash, and Mailbox Exhibit](#)

[Exhibit P - Community Facilities District \(CFD\) Exhibit](#)

[Exhibit Q - Park in Planning Area 18](#)

[Exhibit R - Dog Park in Planning Area 16](#)

[Exhibit S - Trail Plan](#)

[Exhibit T - Overall Landscape Plan](#)

[Exhibit U - Typical Landscape Plan For Each Product Type](#)

[Exhibit V - Master Versus Merchant Builder Landscape Exhibit](#)

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

[Exhibit X - Retaining Wall Plan](#)

[Exhibit Y - Maintenance Exhibit](#)

[Exhibit Z - Environmental Document](#)

[Exhibit AA - Applicant's letter dated April 29, 2019 describing the scope of the project](#)

## 7. WRITTEN COMMUNICATIONS

## 8. ADMINISTRATIVE REPORTS

*Report by Director, Joanne Coletta*

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

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

[19-0674](#)

Report by on the June 5, 2019 Infrastructure Committee meeting.

Attachments:

[20190605 Infrastructure Committee Minutes - Final](#)

## 11. ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Monday, August 12, 2019, 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](http://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*