

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Agenda

**Monday, March 9, 2020**

**6:00 PM**

**Council Chambers**

### **Planning and Housing Commission**

*Karen Alexander, Chair*  
*Craig Siqueland, Vice Chair*  
*David Hooks, Commissioner*  
*Timothy Jones, Commissioner*  
*Vacant, Commissioner*

## 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. [Approval of minutes for the Planning and Housing Commission meeting of February 24, 2020.](#)

Attachments: [20200224-P&H Minutes - DRAFT](#)

## CONSENT ITEMS

## PUBLIC HEARINGS

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

2. [CZ16-002: Application to change the zoning of approximately 6 acres from A \(Agricultural\) to R-1-7.2 \(Single Family Residential, 7200 square foot minimum lot size\) located at the northeast corner of Lincoln Avenue and Highgrove Street. \(Applicant: David Claudon, Fontana San Sevaive, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626\).](#)

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of CZ16-002** to the City Council, based on the findings contained in the staff report.

Attachments: [Staff Report](#)  
[Locational and Zoning Map](#)  
[Exhibit A - Proposed Change of Zone Map.](#)  
[Exhibit B - Existing General Plan Map and South Corona CPF Maps](#)  
[Exhibit C - Applicant's letter, dated February 21, 2014, requesting a change of zone.](#)  
[Exhibit D - Legal Description of the change of zone project site.](#)  
[Exhibit E - Environmental Documentation.](#)  
[PowerPoint Presentation](#)

3. [TTM 36608: Tentative Tract Map application to subdivide 6 acres into 23 numbered lots for single family residential purposes and 4 lettered lots for street dedication and](#)

landscape purposes in the proposed R-1-7.2 zone located on the east side of Lincoln Avenue, north of Highgrove Street. (Applicant: David Claudon, Fontana San Sevaive, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of TTM 36608** to the City Council, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36608.](#)

[Exhibit B - Conditions of Approval.](#)

[Exhibit C - Conceptual Grading Plan and Utility Plan.](#)

[Exhibit D - Applicant's letter dated February 21, 2014 giving required subdivision information.](#)

[Exhibit E - Environmental Documentation.](#)

4. TTM 36605: Tentative Tract Map application to subdivide 1.4 acres into five numbered lots for single family residential purposes and two lettered lots for street dedication and landscape purposes located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaive, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92626).

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVAL of TTM 36605** to the City Council, based on the findings contained in the staff report and conditions of approval.

**Attachments:**

[Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Tentative Tract Map 36605.](#)

[Exhibit B - Conditions of Approval.](#)

[Exhibit C - Preliminary Grading Plan and Utility Plan.](#)

[Exhibit D - Aerial Map of Project Site and City ROW Property](#)

[Exhibit E - Applicant's letter dated February 21, 2014 giving required subdivision information.](#)

[Exhibit F - Environmental Documentation.](#)

5. V2019-0001: Variance application to reduce the minimum lot depth requirement under CMC § 17.18.070 for the R-1-7.2 zone from 100 feet to 91 feet for Lot 5 of Tentative Tract Map 36605 located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaive, 1041 W. 18th Street, Unit 206A, Costa Mesa, CA 92627).

That the Planning and Housing Commission adopt Resolution No. 2552 **GRANTING V2019-0001**, based on the findings contained in the staff report and conditions of approval.

**Attachments:**[Staff Report](#)[Resolution No. 2552](#)[Locational and Zoning Map.](#)[Exhibit A - TTM 36605.](#)[Exhibit B - Conditions of Approval.](#)[Exhibit C - Aerial Map of 1.4-acre Project Site.](#)[Exhibit D - Applicant's letter dated June 18, 2019, requesting the variance.](#)[Exhibit E - Environmental Documentation.](#)**WRITTEN COMMUNICATIONS****ADMINISTRATIVE REPORTS**

*Report by Director, Joanne Coletta*

**PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS****PLANNING AND HOUSING COMMISSION REPORTS AND COMMENTS REGARDING COUNCIL COMMITTEES****ADJOURNMENT**

*The next meeting of the Planning and Housing Commission is scheduled for Monday, March 23, 2020, 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*