

City of Corona

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

Planning and Housing Commission Minutes - Draft

Monday, December 6, 2021

Council Chambers



Craig Siqueland, Chair
Karen Alexander, Vice Chair
Diana Meza, Commissioner
Bridget Sherman, Commissioner
Matt Woody, Commissioner

EXHIBIT 4

ROLL CALL

Present 5 - Chair Craig Siqueland, Commissioner Bridget Sherman, Vice Chair Karen Alexander, Commissioner Diana Meza, and Commissioner Matt Woody

CALL TO ORDER

Chair Siqueland called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Woody led the Pledge of Allegiance.

COMMUNICATIONS FROM THE PUBLIC

None.

ELECTION OF CHAIR / VICE CHAIR

Motion was made by Vice Chair Alexander, seconded by Commissioner Meza, to re-elect Craig Siqueland as Chair for the 2022 calendar year. The motion carried by all members.

Motion was made by Vice Chair Alexander, seconded by Commissioner Woody, to elect Bridget Sherman as Vice Chair for the 2022 calendar year. The motion carried by all members.

MEETING MINUTES

These minutes were approved.

1. [21-1127](#) Approval of minutes for the Planning and Housing Commission meeting of November 22, 2021.

Attachments: [11222021 - Planning and Housing Commission minutes - DRAFT](#)

A motion was made by Commissioner Sherman, seconded by Commissioner Meza, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

CONSENT ITEMS

None.

PUBLIC HEARINGS

2. [21-1076](#) TTM 37980 (CONTINUED): Tentative tract map application to subdivide 4.73 acres into 19 lots for single family residential purposes located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum lot size 8,400 square feet) zone. (Applicant: Mark Haupert with Priem Properties, LLC.)

Attachments: [Staff Report](#)[Exhibit 1 - Locational and zoning map](#)[Exhibit 2.A - Tentative Tract Map 37980](#)[Exhibit 2.B - Conditions of Approval](#)[Exhibit 2.C - Grading plan](#)[Exhibit 2.D - Applicant's letter dated November 15, 2021](#)[Exhibit 2.E - Neighborhood Community Outreach Documents](#)[Exhibit 3 - Environmental Documentation](#)[TTM 37980 Power Point Presentation](#)

Lupita Garcia, Associate Planner, reviewed the staff report and exhibits for TTM 37980.

Discussion ensued between the Commissioners, city staff, applicant Mark Hauptert and speakers. Topics presented or discussed included a condition that grading and tree removal not be done during the breeding season of nesting birds, public notification regarding the number of lots, the expiration date of the Tentative Tract Map application, the compatibility of the lot with the neighborhood, the speed and safety of traffic, existing drainage problems, construction traffic and dirt control, crime if Lorraine and Susanne are connected, paving of existing streets, construction access from only Citron and Taylor, construction of perimeter block walls adjacent to an existing neighbor's wall, temporary chain link security fencing, hours of construction and construction noise, future subdivision of 19 proposed lots due to SB 9, ADUs, increase in traffic, and whether the future homes will be built as single or two story homes.

A motion was made by Vice Chair Alexander, seconded by Commissioner Sherman, that the Planning and Housing Commission recommend approval of TTM 37980 to the City Council based on the findings contained in the staff report and subject to the recommended conditions of approval, including an added condition that the application will expire in 24 months if not implemented. The motion carried by the following vote:

Aye: 5 - Vice Chair Alexander, Chair Siqueland, Commissioner Meza, Commissioner Sherman, and Commissioner Woody

WRITTEN COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

None.

PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

Vice Chair Alexander commented that she would like to request that all

Commissioners make their document requests in advance of the Planning Commission meeting.

ADJOURNMENT

Chair Siqueland adjourned the meeting at 7:02 p.m. to the Planning and Housing Commission meeting of Monday, January 10, 2022, commencing at 6:00 p.m. in the City Hall Council Chambers.