

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

Monday, October 22, 2018

6:00 PM

Council Chambers

## Planning and Housing Commission

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

## ROLLCALL

Commissioner Dunn led the Pledge of Allegiance.

**Present** 4 - Tim Jones, Mitchell Norton, Jeff Ruscigno, and Tony Dunn

**1. CALL TO ORDER****2. PLEDGE OF ALLEGIANCE**

Commissioner Dunn led the Pledge of Allegiance.

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**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](#)

A motion was made by Ruscigno, seconded by Jones, to approve the meeting minutes of October 8, 2018. The motion carried by the following vote:

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

**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).

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

At the request of Chair Norton, Ryan Cortez, Economic Development Specialist, reviewed the staff report for the Disposition and Development Agreement between the City of Corona, Corona Housing Authority and the Boureston Companies. At the conclusion of his presentation, Mr. Cortez offered to answer any questions of the Commission.

Commissioner Ruscigno asked what is included in Phase I, the relocation

of Seventh Street, and off-site and on-site parking.

Mr. Cortez provided responses to Commissioner Ruscigno's inquiries.

Chair Norton asked why this item is on the Consent Calendar as opposed to being a public hearing item.

Jamie Raymond stated per the Municipal Code, any item involving the Corona Housing Authority must be presented before the Planning and Housing Commission and then later will be presented as a public hearing to the City Council.

Vice Chair Dunn asked when will a final site plan will be established.

Mr. Cortez stated the site plan will be finalized at a later date.

JOANNE COLETTA, DIRECTOR, stated the site plan has been reviewed by staff and will go through the normal course of review and eventually will be presented to the Planning and Housing Commission as a precise plan.

Commissioner Ruscigno asked if this is the purchase and sale agreement.

Ms. Coletta stated yes, this is an exclusive agreement with just this one party.

WES SPEAK, RESIDENT, asked for clarification on the removal of Seventh Street and if the City receives any monies from this change and why the City did not entertain the idea of the two unsolicited offers. Mr. Speak stated that he is a Library Trustee and is also curious about the increase or loss of parking for the library due to this project.

Mr. Koper stated when the city completes the vacation of Seventh Street, the vacated property will revert back to the underlying property owners.

**A motion was made by Jones, seconded by Dunn, that the Planning and Housing Commission recommend APPROVAL of the Disposition and Development Agreement to the City Council and Corona Housing Authority. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

## 6. PUBLIC HEARINGS

[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).

**Attachments:** [Staff Report](#)

[Locational and Zoning Map](#)

[Exhibit A - Proposed Development Agreement](#)

[Exhibit B - Environmental Documentation.pdf](#)

At the request of Chair Norton, Ms. Coletta, Director, reviewed the staff report for DA2018-0001. At the conclusion of her presentation, Ms. Coletta offered to answer any questions of the Commission.

Commissioner Ruscigno asked if the maintenance includes the sidewalk area.

Mr. Koper stated it includes the parkway, median and the slopes.

Commissioner Ruscigno asked if the park improvement contribution will be deposited into the general fund account.

Mr. Koper stated a portion will go into the general fund which will then be allocated into park maintenance. Another portion will be for a capital improvement project for another park.

Ms. Raymond stated both of the contributions can be financed through a Community Facilities District. If so, it would not go straight to the general fund and would be separately accounted for.

Vice Chair Jones asked for clarification on the time frame for the park improvements funds.

Ms. Coletta provided a response regarding the budget process and how funds are allocated.

Commissioner Ruscigno asked if another traffic study will be conducted.

Ms. Coletta provided a response regarding how and why items get reassessed in a project.

Discussion ensued regarding the traffic study and modifications to existing

signals.

Chair Norton asked what the maintenance savings are with this project.

Mr. Koper stated the savings are between \$90,000 and \$95,000 per year.

Chair Norton opened the public hearing.

Chair Norton closed the public hearing.

**A motion was made by Jones, seconded by Dunn that the Planning and Housing Commission recommend APPROVAL of DA2018-0001 to the City Council, based on the findings contained in the staff report. The motion carried by the following vote:**

**Aye:** 4 - Jones, Norton, Ruscigno, and Dunn

[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).

**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 \(2017\)](#)

At the request of Chair Norton, Terri Manuel, Planning Manager, reviewed the staff report for GPA2018-0001, DA15-001, SPA2018-0001 and PM 37036. At the conclusion of her presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Dunn asked for clarification on the traffic signal at Masters and California.

Mr. Koper provided a response regarding the timing of the signal and approval of a bond for its cost.

Discussion ensued regarding traffic control in that area.

Vice Chair Jones asked for clarification on the water quality basin.

Mr. Koper provided a response regarding the purpose of the water quality basin.

Discussion ensued regarding the water quality basin and the previous plan.

Commissioner Ruscigno asked for clarification on the density changes.

Ms. Manuel provided a response.

JOHN SHERWOOD, REPRESENTING ARANTINE HILLS HOLDINGS, LP, stated the proposal adds additional land to the master plan without more homes or new environmental impacts. The proposal is focused on zoning and future land use.

Mr. Sherwood spoke on the various improvements the developer has implemented to the surrounding site.

Vice Chair Jones asked for clarification on the density changes.

Mr. Sherwood provided a response on the various phases, time frames for the phases, and density changes.

Discussion ensued regarding the density changes.

Chair Norton opened the public hearing and stated that each speaker will be allowed three minutes per item.

TOM RICHINS, RESIDENT, spoke on his concerns regarding the monies the developer has paid to City Council members, the changes in density, traffic, protection of open spaces, and the new City Council board that will be appointed soon.

JANNLEE WATSON, TEMESCAL VALLEY RESIDENT, spoke on her

concerns regarding the proximity of the proposed changes to the northern boundary of Temescal Valley. Ms. Watson asked for clarification on the density changes and asked how many homes the developer anticipates when the area is build out.

KEITH HARRIS, TEMESCAL VALLEY RESIDENT, spoke on his concerns regarding the density changes, how the northern boundary area will be developed, and a better plan for the proposed bridge.

MICHELE WENTWORTH, RESIDENT AND PARKS AND RECREATION COMMISSIONER, spoke on her concerns regarding traffic, the connectivity to this project and the city's Trails and Master Plan, and the density changes.

WES SPEAK, RESIDENT, spoke on his concerns regarding what he referred to as a poor environmental document that was provided in the staff report, the density changes, and traffic.

FRED MYERS, TEMESCAL VALLEY RESIDENT, spoke on his concerns regarding the density changes, including the addition of the water quality basin, a future bridge that will be approximately 75 feet wide, and the quality of life for the Temescal Valley residents.

Mr. Sherwood provided a response regarding the density changes, trails that the developer builds for connectivity, traffic concerns and the improvements that will be made when the construction is completed, and access for the remainder parcel.

Commissioner Dunn asked for clarification on the shift in the different density.

Mr. Sherwood provided a response regarding brief history of the project and what is currently being proposed.

Commissioner Ruscigno asked what the purpose is of eliminating some of the low density areas.

Mr. Sherwood provided a response addressing the density changes.

Commissioner Ruscigno asked if the developer would be willing to make further changes to the proposed areas in terms of the amount of units.

Mr. Sherwood stated the developer would like to keep the plan as it is from

a business perspective.

Vice Chair Jones stated he has concerns regarding the density changes and would like to see some changes made to the proposal.

Discussion ensued regarding the density changes.

Chair Norton asked if there is a way to integrate what is on the site and increase the connectivity to the surrounding areas.

Mr. Sherwood provided a response regarding the public access that is available on the property and that the developer has control of. Mr. Sherwood stated the proposal tonight would actually improve the connectivity.

Chair Norton closed the public hearing.

Commissioner Ruscigno spoke on his understanding the need for changes; however, he said his concern is where the density changes are being located.

Mr. Sherwood stated the developer is willing to make an amendment to the proposed density changes.

Commissioner Ruscigno stated he would prefer this item be continued to a future date so that the developer can make further adjustments to the density areas.

Mr. Richins spoke on his disapproval to approve this item tonight.

Chair Norton closed the public hearing and re-opened the hearing with another speaker appearing.

BRIAN CLINGMAN, RESIDENT, spoke on the grading being performed to the property that belongs to Mr. McMillian.

Mr. Koper provided a response to the grading location that is in a different area from that under the current applications.

Chair Norton closed the public hearing.

**A motion was made by Ruscigno, seconded by Dunn, that the Planning and Housing Commission CONTINUE items GPA2018-0001, DA15-001, SPA2018-0001, and PM 37036 to the Planning and Housing Commission meeting of November 13, 2018. The motion carried by the following vote:**

**Aye:** 3 - Jones, Ruscigno, and Dunn

Nay: 1 - Norton

[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).

**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).

**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 Amendment Request](#)  
[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).

**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**

None.

## **8. ADMINISTRATIVE REPORTS**

None.

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

None.

## **10. ADJOURNMENT**

Chair Norton adjourned the meeting at 8:18 p.m. to the Planning and Housing Commission meeting of Tuesday, November 13, 2018, commencing at 6:00 p.m. in the City Hall Council Chambers.